



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

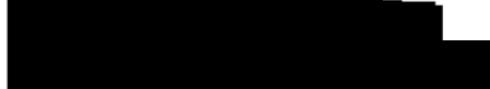
Arboricultural Impact Assessment.

***Proposed Extensions & Improvements +
Enlarged Garage.***

Penryn, Walley Road, Barrow.

Client:

Lumitekton Ltd.



Tree Survey and Methodology

A tree survey of the site was undertaken on the 5th August 2024 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A detailed site survey had also been prepared upon which all tree data had been plotted.

The survey was undertaken from ground level. No excavations were carried out or soil or root samples taken. If a more detailed assessment / inspection of a particular item was deemed necessary, it has been noted in the survey schedule. No aerial inspections or invasive probing or drillings have been undertaken.

Retention values were evaluated following guidance within Table 1 of BS5837 – ‘Cascade Chart for Tree Quality Assessment.’ This specifies four main categories.

1. *CAT A – Trees of high quality with an estimated remaining life expectancy of at least 40 years whereby they could make a substantial long term contribution to the area.*
2. *CAT B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years that are still of sufficient quality to make a substantial contribution to the area.*
3. *CAT 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. All items within this category could be retained but would not be expected to impose a significant constraint on development.*
4. *CAT U – Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. They may however have existing or potential conservation value which it might be desirable to preserve.*

Management recommendations have been indicated where considered appropriate and necessary to promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that construction is proposed.

It should be noted that the BS5837 is the only nationally recognised document which provides guidance and recommendations on the relationship between trees and design, demolition and construction processes. It expects that appropriately qualified and experienced persons will be entrusted with the execution of its provisions.

The British Standard does not provide specific distances for any trees in relation to structures (other than for new plantings and potential damage from incremental growth) and whilst it may recommend that no construction should occur within the expected root protection areas of retained trees (the default position), the Standards provide detailed guidance on how construction could occur if all appropriate factors and methodologies can be addressed.

They clearly expect that an informed, qualified and experienced person applies due consideration to all issues to achieve a satisfactory design appropriate for any particular site and the identified constraints.

General Description of Site and Surroundings

The site and surroundings have been described in detail within other submissions.

In respect of arboricultural issues, an overgrown and unmanaged hedge feature exists to the northern boundary of the site to the far side of a gravel access track. Various fruit trees exist to the south of the dwelling under consideration in what can only be reasonably identified as an orchard

All other material within or in close proximity to the site is at a distance where no impacts would be expected.

Soils within the area and / or the site have not been analysed however, the successful establishment of trees and other vegetation within the area indicate soils are probably within the neutral to acid range and not waterlogged. The size and growth rates of the vegetation suggest that soils are reasonably fertile and the local microclimates relatively mild and / or sheltered.

Description of Proposed Construction

Again, all such issues have been fully addressed in associated submissions.

Designation Relating to Trees

It is not known whether any of the trees identified are covered by a Tree Preservation Order or Local Conservation Area. As such, we would always seek confirmation of the situation prior to undertaking any tree works and if necessary, a Tree Works Application being submitted and consent obtained.

The potential effect of development on trees whether statutorily protected or not is a material consideration that is taken into account in dealing with planning applications.

Although items can be afforded statutory protection, such orders impose no duty on the owners of the trees and woodlands affected to carry out pruning or other maintenance, either to any particular standard or at all.

This must be a matter for the owners' discretion, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

Current Situation

At present, management of the trees and hedgerow appears to have only been implemented on a very limited and random basis as and when necessary to abate identified nuisances / defects, facilitate access etc. It is evident however that historic pruning of the fruit trees has been implemented for fruit production

The presence of any trees in proximity to third party properties, together with the owner's legal obligations may generate further management but again, it is probable that any such works will only be implemented on a random basis as and when deemed necessary.

The trees are generally considered to have low visual amenity value due to their size and location within a relatively confined environment with structures around it. As such, it is not considered that they are particularly visible from any public area outside the site.

Regardless they do contribute to bio diversity and improved air quality and retention of the majority of the material would be desirable at this time.

Implications of Construction.

1. Direct Loss of Trees.

To physically achieve the proposed construction two items will require removal:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	T1 & T2	2 trees.
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There will therefore be negligible / minor impacts upon the visual amenity afforded to the local environment.

2. Indirect Loss of Trees

As a result of the proposed construction operations, there will be no requirements to remove any tree due to indirect impacts:

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There will therefore be no impacts upon the local environment when viewed from public areas outside the site.

3. Pruning of Trees.

There are no recommendations to prune trees to physically implement the proposed works.

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	None	0
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

There will therefore be no changes in the visual amenity currently afforded when viewed from public areas outside the site.

Note:

If indicated in the Tree Survey, removal of trees for arboricultural purposes is to fell poor quality material of limited potential and promote quality of retained stock. Re-planting is usually recommended unless existing stock would effectively prevent establishment. Such proposals would be considered as positive pro-active recommendations but, if for whatever reason retention is sought by other parties, consideration would always be given to alternative options.

Recommendations may also be included within the Tree Survey for basic remedial pruning to improve form and balance, formalise vegetation for safety and security, remove dead wood and to generally promote health and viability. Such works would be recommended regardless of development proposals but may be incorporated within the management of the site should development proceed.

Any proposed works to protected trees would require the submission of a Tree Works Application.

Indirect Impacts on Tree for Construction

The retained trees are located at a distance from the construction footprint where there is sufficient above ground space for the proposed structure.

The theoretical root protection area of one tree as prescribed by BS 5837 does extend marginally beneath the structure but, due to the existing paving, previous site conditions, etc., root morphology may well have been constrained. Regardless, it is reasonable to consider that some impacts may be generated.

BS5837 CAT	TREE No's	TOTAL
Cat – A High Quality	None	0
Cat – B Moderate Quality	T3	1 tree.
Cat – C Low Quality	None	0
Cat – U Poor Quality	None	0

The identified trees can be adequately protected. It would not be expected therefore that there would be any significant indirect impacts and the visual amenity within the immediate local environment would be assured.

Indirect Development Impacts - Considerations.

Any potential impacts can be readily mitigated by utilising appropriate methodologies, construction materials and accepted techniques all of which can be readily conditioned and enforced by the Local Authority and implemented by the developer.

Discussion.

Any submitted Statement to identify the methodologies for the construction would be expected to follow guidance within BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- A Tree Protection Plan has been prepared, to indicate the relevant issues / potential conflicts and annotated where appropriate.
- Protective fencing can be installed to protect the canopies of the trees. The lesser specification advised within BS5837:2012 Trees in relation to design, demolition and construction - Recommendations is considered acceptable in this instance due to the relatively small scale of the build and its lightweight design.
- The root protection area to the south of the construction footprint will be covered with ground mats or similar for ground protection.
- The construction within close proximity to T3 & T4 will be single storey and of lightweight construction. Construction activities will therefore be relatively minimal and no major machinery, scaffold lifts or similar will be required.
- It is presumed that a Construction Method Statement will be prepared in due course addressing all such considerations.
- Site cabins and welfare units can be readily located to the existing driveway of the property if required.
- Storage areas again to be the existing driveway although due to the scale and extent of the build all such requirements will be minimal.

- If deemed necessary, the provision of a Project Arboriculturalist has been included within the Method Statement to ensure all works proceed correctly all in accordance with BS5837 Section 6.3. where it advises that:

Site monitoring

Wherever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. This should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to any RPA.

NOTE Existing planning regulations include the provision for local authorities to enforce planning requirements. The project arboriculturist appointed by the developer can help monitor site activity, but enforcement is the responsibility of the local authority.

Effectively therefore, any potential harmful impacts can be effectively avoided.

By appropriately considering retained trees and utilising appropriate technology and methodologies any potential tree damage/disturbance can be avoided so as to maintain an attractive visual amenity.

Construction Methodology / Arboricultural Method Statement.

It may be expected that the requirement for an Arboricultural Method Statement be conditioned to any approval for construction within the site although due to the scale of the works, location of tree and restricted environments, such a document may be considered unnecessary in this instance.

If required, any such document, as detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations would be appropriate to the proposals and would typically addresses the following issues:

- Protection of retained tree before any materials or machinery are brought onto the site and before any construction or excavations commence.
- Construction methodology to indicate storage areas, location of welfare units etc.
- Installation of new surfacing.
- Specialist foundations, installation techniques, floor levels and similar.
- Retaining structures.
- Auditable / audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.
- Contact details for all relevant parties.
- Appointment of a Project Arboriculturalist or similar.

In respect of the provision of any such Method Statement, in accordance with BS5837 Annex B Table B.1, once the feasibility and planning/design section is complete and Scheme Design Approvals are obtained from Clients and Regulatory bodies, the detailed/technical design stage should be implemented.

In arboricultural terms, this would basically involve the preparation and submission of a detailed and comprehensive document to discharge the relevant conditions.

A draft Arboricultural Method Statement has been appended together with the Tree Protection Plan to indicate that all issues can be readily addressed.

The provision of such a Method Statement if deemed necessary can ensure that there are no impacts on the retained treescape.

Proximity of Trees to Structures.

The proposals have been designed to adhere to guidance within the nationally recognised document BS5837:2012 in that any new construction appropriately considers potential root protection areas and is designed accordingly.

Trees in proximity to structures can sometimes be considered to cause apprehension to householders. However in this instance the trees are small, would be expected to be managed in a new and improved environment for fruit production and in reality pose no risks to persons or property.

The trees will be observable from certain windows but should such views be undesirable at any time, both the dwelling and garden provide numerous alternative vistas.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, where conflicts may be expected to arise these can be addressed in the detail design stage and the use of non-slip paving, provisions of leaf guards or grills on gutters and gullies, provision of access and means of maintenance or similar can all be incorporated. All such issues are fully in accordance with the guidelines and advice contained within BS5837 Section 5.3.

In respect of proximity of trees to the structures, it is possible that at some time in the future incremental growths may cause foliage to come into closer proximity of certain elevations or environments. Such issues are not uncommon and can readily occur in any urban environment containing trees. Cyclical pruning could however be readily implemented and if such actions incorporated directional pruning techniques, repeated operations could be minimised thereby maintaining an acceptable juxtaposition.

Cyclical pruning is a perfectly acceptable technique and is frequently implemented by both private individuals and local authorities to maintain clearances between trees and structure, busses / vehicles, overhead lines and similar.

If trees are or become statutorily protected, by being within a Tree Preservation Order, Conservation Area or similar, notification to and consent from the LPA would be required prior to any tree works being implemented all of which, would avoid inappropriate or undesirable operations.

From the foregoing assessments, it is considered that there will be negligible / minimal impacts caused to retained trees by the proximity of structures or vice versa thereby ensuring that there are no impacts upon the visual amenity provided by trees when viewed from public areas outside the site.

Services

The location of services into or out of the new build would be expected to simply link back into the existing structure. As such there will be no conflict with any retained tree.

There will therefore be no impacts caused by the provision of services.

Post Construction

Should construction proceed, there will be no detrimental juxtapositions between the trees and structure or vice versa. As such there will not be any requirement to prune or otherwise manage the trees other than for good practices / legal liabilities.

Any items may be lost in the future as would be expected within any environment but, it would be expected that all such operations would be appropriately undertaken and replanting encouraged or conditioned all of which would be of benefit to the local treescape.

It is reasonable to conclude therefore that as a result of the proposals there would be no appreciable post construction pressure to undertake either inappropriate or undesirable tree works to the detriment of the visual amenity currently afforded from public areas outside the site.

It is not therefore considered that there will be any post construction pressures that would have an undesirable impact on the local environment.

Conclusions

From the foregoing information it can be reasonably concluded that only two trees are required to be removed as a result of the proposed construction.

Retained trees in proximity of the construction footprint have been identified as being at risk from indirect impacts as would be reasonably considered on any works within this area of the site but, it has been comprehensively indicated that with appropriate methodologies, site management and modern materials any risks can be avoided and acceptable juxtapositions achieved.

If considered necessary, all operations can be appropriately controlled by the implementation of a detailed Arboricultural Method Statement conditioned to an approval.

The design and layout of the proposals has considered all arboricultural issues and will permit the construction to proceed without conflict with the retained trees. The juxtaposition of the structure to trees will also ensure there is good sunlight availability, the need for regular pruning regimes can be avoided, acceptably spacious and attractive external environments can be formed and seasonal nuisances minimised.

All services can be connected and / or installed without impacting upon the retained tree.

Finally, in consideration of the proposed construction and the retained treescape and the fact that it has been reasonably indicated that there will be no major adverse impacts upon the immediate or long term viability of the retained trees, the important role that they play in carbon sequestration will not be materially harmed and they will continue to provide a positive contribution to controlling air pollution. It would also be expected that any garden areas will now be more positively maintained to provide a range of plants and habitat thereby assisting biodiversity including habitat for wildlife and nesting birds.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed construction proceed there will be no demonstrable impacts on the future viability of the retained treescape.

Iain Tavendale F.Arbor.A
August 2024.



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ARBORICULTURAL CONSULTANT

Proposed Extensions & Improvements + Enlarged Garage.

Penryn, Walley Road, Barrow.

DRAFT METHOD STATEMENT

METHOD STATEMENT FOR PROTECTION OF TREES DURING CONSTRUCTION.

ABOUT THE METHOD STATEMENT

This method statement has been prepared to ensure that the trees indicated for retention are properly protected throughout the proposed works and continue to represent a visual amenity in the future. It is intended to instruct the contractor on methods which will avoid damage to the trees.

The method statement recommends all construction within influencing distance of trees is to BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Any pruning works must be to BS3998:2010 Tree Work - Recommendations and be undertaken by an approved arboricultural contractor. Any development affecting trees must be supervised by an approved arboricultural consultant – the Project Arboriculturalist.

Note: In accordance with Annex B - Trees & the planning system Table B1 (BS5837) This Method Statement is provided as additional information to the Local Authority and identifies further details that the Authority might reasonably seek in a Planning Application when any construction is proposed within (or close to) the root protection areas of retained trees. The Standards advise that a detailed Arboricultural Method Statement would be expected as part of the Reserved Matters / Planning Conditions.

GUIDELINES FOR FILLING IN THE METHOD STATEMENT

The method statement identifies: the order in which works are undertaken and the roles of various people involved; the contacts and others responsible for protection of trees; relevant plans and approvals; detailed methods of tree protection and details for monitoring site supervision.

The following information is therefore submitted with this Statement or has been submitted as part of the application bundle:

- Site layout drawings.
- Tree Constraints Plan / Tree Protection Plan.
- Tree Survey.
- Arboricultural Impact Assessment.

This method statement has been prepared in respect of planning conditions that may be attached to an approved scheme. Failure to adhere to the agreed methods for development may therefore result in a Breach of Condition Notice being served.

2.

METHOD STATEMENT

The people listed below are those with a responsibility for tree protection on the site and from the Local Authority. The relevant people should be contacted in the event of a problem.

SITE NAME Penryn, Whalley Road, Barrow.

PROJECT ARBORICULTURALIST Iain Tavendale F.Arbor.A.

CONTRACTOR TBC

ADDRESS TBC

TELEPHONE NUMBER

APPLICATION NUMBER TBC

PLANNING CONDITION NUMBER TBC

AGREEMENT TO PROTECT TREES

The Developer has agreed to undertake tree protection to the standard advised in the method statement.

PROTECTED AREA

The trees are protected within fencing erected as identified in the attached notes. To avoid damage, **the following points MUST apply within the protected area:**

1. No material should be stored.
2. No cement, diesel or oil should be stored.
3. No vehicles should pass or be parked.
4. No ropes, cables, services or notice boards should be fixed to existing trees.
5. No levels should be changed.
6. No fires should be started with 5m of the protected area.
7. No services should be laid without prior approval and proper supervision.

3.
METHOD STATEMENT

ORDER OF WORKS

	WORKS TO BE UNDERTAKEN	DATE APPROVED	ACTIONS BY
1	Method statement received and approved by Authority		Contractor, Authority Tree Officer.
2	Install tree protection fencing as indicated on the Tree Protection Plan together with indicated ground protection.		Contractor.
3	Fencing and ground protection approved by Local Authority Tree Officer.		Authority Tree Officer
4	Site (Toolbox) meeting with Project Arboriculturalist to go through Method Statement and ensure that all parties are fully conversant with all procedures and methodologies, clarify any queries and establish contacts.		Contractor, Project Arboriculturalist & Architect.
5	Project commences.		Contractor
6	Fencing / ground protection monitored on a weekly basis, record sheet completed and any repairs adjustments to fencing / matting completed to full specification		Contractor Project Arboriculturalist
7	Consultant or Authority Tree Officer to be contacted should any problems/complications arise. Work in vicinity of trees to cease until issues are resolved and agreed works confirmed to Authority.		Project Arboriculturalist, Contractor
8	If encroachment within any adjacent and unprotected root zones is required for scaffolding or similar at any point, access <u>may</u> be permitted subject to a suitable methodology being submitted and approved by the Authority.		Project Arboriculturalist, Contractor
9	When all construction equipment is cleared from site protective fencing and surfacing to be removed.		Contractor

10	Final site inspection.		Contractor, Authority Tree Officer, Project Arboriculturalist
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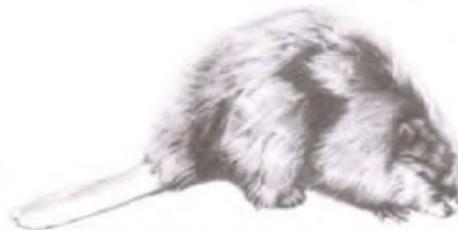
METHOD STATEMENT

CONTACTS

POSITION	NAME	ADDRESS	TELEPHONE NO.
Contractor.	TBC		
Site Manager	TBC		
Arboricultural Consultant / Project Arboriculturalist.	Iain Tavendale	High Bank Farm, Earby, Lancs BB18 6LD	07836 246062
Arboricultural Contractor	TBC		
Local Authority Tree Officer	Mr David Hewitt	Ribble Valley Borough Council.	01200 425111

Method Statement Monitoring Form.

Penryn, Whalley Road, Barrow.



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES AT PENRYN, WHALLEY ROAD, BARROW.

Issued to: Lumitekton Ltd.

Survey Undertaken 5th August 2024.

Prepared by: Iain Tavendale F.Arbor.A
High Bank Farm
Stoney Bank Road
Earby
Barnoldswick
Lancs. BB18 6LD

Phone
Email :



Note:

All tree surgery and felling works detailed should be carried out to a standard, the minimum of which is specified in BS3998:2010 Tree Work - Recommendations.

Contractors should be suitably qualified and experienced to an acceptable standard. They should also be aware that if during operations any defects become apparent that would not have been immediately obvious to the Consultant, that such defects should be notified immediately and confirmed in writing within a reasonable period.

All observations and recommendations only relate to the site and the trees as they were at the time of inspection. Should severe climatic or environmental events or changes take place, it may be necessary to reassess the situation so as to ensure an acceptable and continuing level of safety.

The report does not provide a full health and safety inspection of the trees surveyed. It is not a Tree Hazard Assessment that is specific to minimising the risks and liabilities associated with trees.

Should the inspection have taken place during the dormant season, this will have simplified the inspection of the high crowns and canopies. It will not have been possible however to ascertain either leaf size, colour or density which, can be classic indicators of stress or root associated disorders.

The survey has also been prepared in the knowledge that some form of development may occur on the site. As such, some of the recommendations put forward could be considered unnecessary were the site simply left as it presently exists.

Furthermore, should development be approved, it may be necessary to reassess and amend this document upon completion of all construction operations to ensure that trees, properties and people can all safely co-exist.

All tree numbers refer to those indicated on the attached site drawing. Dimensions of any trees off site may have been estimated if access was not possible.

The report unless stated otherwise, is of a preliminary nature in that the trees were not climbed but inspected from ground level, and no soil or timber samples have been taken for analysis.

A copy of the Consultant's General Conditions of Contract are attached. These form the basis upon which all services and information are provided.

KEY:

Tree No. - Tree Number – to be recorded on tree survey plan where necessary.

Species – common and scientific names, where possible.

Height – overall height of the tree in metres

Stem Dia - Stem diameter – in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi stemmed trees.

Branch spread – in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).

Height of cc - Height of crown clearance – in metres above adjacent ground level to inform on ground clearance, crown stem ratio and shading). Where considered desirable, first significant branch and direction of growth e.g. 2.4-N

Age class – young (Y), Middle aged (MA), mature (M), over mature (OM) & veteran (V).

Physiological condition – e.g. good (g), fair (f), poor (p) & dead (d).

Structural condition – e.g. collapsing, the presence of decay and any physical defect.

Preliminary management recommendations – including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

ERC - Estimated remaining contribution – in years, <10, 10+, 20+, 40+.

Cat grade - Category grade – U or A to C (see Table 1) to be recorded in plan on the tree survey plan where appropriate.

RPA – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m's. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

RP – Remedially prune: remove significant dead wood, basal & epicormic shoots, broken, crossing and rubbing branches etc and undertake light reshaping if necessary to improve form and balance/ abate actual or potential nuisance. Ensure adequate clearances over highway (5.2m) and footpath (2.4m)

- estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered).

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan		
Trees unsuitable for retention (see Note)				
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	<ul style="list-style-type: none"> 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 category U trees (e.g. 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, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	See Table 2		
Trees to be considered for retention				
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 those that are essential components of groups or 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	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees 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 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 locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread	H'gt of C.C.	1st Branch @	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T1	Apple	6	200	N 3.4 E 2.5 S 3.3 W 2.9	2	M	F	Reasonable vitality. Minor dead wood, old branch stumps and crossing / rubbing branches all typical of species. Orchard tree in relatively formal orchard area where trees have been historically pruned for fruit production.	No arboricultural works required however is indicated for removal to permit development. Replanting with new fruit tree can be readily implemented and would improve age category mix of orchard.	20	B2	18.10	2.4	
T2	Apple	5.5	200	N 2.5 E 3 S 3.8 W 2.6	2	M	F	As per T1	As per T1	20	B2	18.10	2.4	
T3	Apple	7	325	N 2.9 E 3 S 5.1 W 3.7	2	M	F	As per T1	No action at present.. Monitor.	20	B2	47.79	3.9	
T4	Apple	6.5	270	N 3.8 E 3.8 S 2.6 W 2.4	1.5	M	F	As per T1	No action at present.. Monitor.	20	B2	32.98	3.24	
G1	Apple, Plum, Pear	7	300	N 4.5 max. E S W	1.8	M	F	Remaining section of orchard at reasonable distance from property. Majority of trees similar to T1, some defective material that has been cut hard back in an attempt to re-establish. Some minor branch material overhanging boundary to school and impacting upon parking areas	Undertake formative pruning to abate nuisance to car park. Monitor.	20	B2	40.72	3.6	

H1	Beech & Lawson	13	600	N E S W	2.8	0	M	F	Historically managed as indicated by multi stemmed habits but more recently neglected. Approaching point where limb shedding readily foreseeable due to inevitable weak fork structures. Reasonable vitality. Tolerant of some management. 1 Beech remainder Lawson. To far side of gravel drive providing vehicular access to rear garden area.	Consider light reduction in height and trimming back of faces to create more secure feature for screening.	10+	C2	162.88	7.2
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IAIN TAVENDALE F.Arbor.A ARBORICULTURAL CONSULTANT

General Conditions of Contract

1. DEFINITIONS

In these Conditions:

"Consultant" means Iain Tavendale F.Arbor.A.

"Contract" means the contract for the provision of Services.

"Employer" means the person whose request for the provision of the Services is accepted by the Consultant or who accepts a written quotation of the Consultant.

"Site" means the area in which the Services are to be carried out as specified in writing to the Consultant prior to his commencing the provision of the Services.

"Services" means the services of arboricultural consultant to be supplied to the Employer by the Consultant in accordance with these Conditions.

2. BASIS OF THE CONTRACT

The consultant shall provide to the Employer and the Employer shall accept the Services in accordance with any written quotation of the Consultant which is accepted by the Employer or any request to provide services of the Employer which is accepted by the Consultant to appropriate British Standards and within a reasonable time. Time shall not be of the essence of the Contract. These conditions shall govern the Contract to the exclusion of any other terms and conditions and no variation to these Conditions shall be binding unless agreed between the Employer and the Consultant. No variation of the Services will be made without prior agreement in writing between the Employer and the Consultant. (The Consultant's employees or agents are not authorised to make any representations concerning the Services unless confirmed by the Consultant in writing.)

3. THE CONSULTANT SHALL:

- be entitled to subcontract assign or transfer any or all of the Contract without informing the Employer. The Consultant shall be responsible for its obligations under the Contract where sub-contracting takes place.
- be responsible for making good at his own cost any damage caused as a result solely of his own work.
- on completion of the Contract leave the site reasonably clean and tidy from his own work.

4. THE EMPLOYER SHALL:

- be responsible for ensuring that the Consultant is notified of all Tree Preservation or Conservation Area Orders, Private Covenants, the need for Felling Licences, or Planning Legislation that is applicable to the Contract.
- be responsible for ensuring that the Consultant is notified of all springs, wells, service pipes and cables, sewage or land drains, or any other hazards or obstructions which are not discoverable upon immediate visual inspection of the surface of the site. Any breach of this responsibility shall entitle the Consultant to make a reasonable charge for any additional work caused by such hazards or obstructions.

5. CONTRACT PRICES

The price for the Services shall not include Value Added Tax which the Employer shall be additionally liable to pay to the Consultant. The price which the Employer shall be liable to pay shall be determined by reference to the Consultants hourly charge rate current at the date of completion of the Services. In addition the Employer shall be liable to reimburse the Consultant for such expenses as may reasonably and properly be incurred by him in the performance of the services as Consultant. Written details of the Consultant's hourly charge rate will be provided to the Employer on written request by the Employer.

6. METHOD OF PAYMENT

- Subject to any special terms agreed in writing between the Employer and the Consultant the Consultant shall be entitled to invoice the Employer for the price of the Services on or at any time after the Services have been completed.
- The Employer undertakes to pay the Consultant within 28 days of the date of the Consultant's invoice. The time of payment of the price shall be of the essence of the Contract.
- Failure by the Employer to make payment on the due date, will entitle the Consultant to interest on the amount unpaid at 3% per annum above the base rate of Barclays Bank plc from time to time until payment in full is made and will further enable the Consultant to cancel the contract or suspend any further provision of Services to the Employer.
- If the Consultant fails to perform the Services for any reason other than any cause beyond the Consultant's reasonable control or the Employer's fault and the Consultant is accordingly liable to the Employer, the Consultant's liability shall be limited to the excess (if any) of the cost to the Employer (in the cheapest available market) of services to replace those not completed over the price of the Services.

7. DISPUTES

- Where disputes arising from the Contract cannot be resolved by the Employer and the Consultant, then an independent single arbitrator agreeable to both parties (or in default of agreement nominated on the application of either party by the Chairman of the Professional Committee of the Arboricultural Association for the time being) shall be employed.
- The losing party will pay the resulting costs, unless otherwise decided by the arbitrator.
- The Contract shall be governed by the Laws of England.

8. THE SITE

Access

- The Consultant will have free and reasonable access within the Site. Any areas that are to be excluded from this should be notified in writing to the Consultant prior to the date on which the Services are commenced.
- The Employer shall ensure that the Consultant has access to private areas outside the site reasonably necessary in order that the Services can be carried out.
- The Employer shall indemnify the Consultant against any liability incurred by the Consultant (of whatsoever nature) due to his having entered on private areas without permission of the owner when the Employer has stated free access has been negotiated.

9. LIABILITY

- The Consultant shall not be liable to the Employer or be deemed to be in breach of the Contract by reason of any delay in performing the Services, if the delay or failure was due to any cause beyond the Consultant's reasonable control. Without prejudice to the generality of the foregoing, the following shall be regarded as causes beyond the Consultant's reasonable control:
 - Act of God, explosion, flood, tempest, fire or accident;
 - acts, restrictions, regulations, bye-laws, prohibitions or measures of any kind on the part of any governmental, parliamentary or local authority;
 - strikes, lock-outs or other industrial actions or trade disputes.
- The Consultant shall not be responsible or liable for any work undertaken as a result of recommendations by the Consultant unless, or until, such work is carried out and both supervised and approved by the Consultant.

10. QUOTATION

- Any quotation given by the Consultant to the Employer shall remain open for acceptance for 30 days from the date of such quotation and thereafter lapses automatically.
- Acceptance of such quotation involves acceptance of these conditions. It should be noted that any attempted or actual cancellation thereof by the Employer may involve the Employer in a claim for recovery by the Consultant of any loss or expense incurred as a result.
- The Consultant is the owner of the copyright existing in any such quotation and it shall not be copied without the prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant inter alia to rescind the Contract and rendering the Employer liable for payment of damages.

11. INSOLVENCY OF EMPLOYER

This clause applies if:

- the employer makes any voluntary arrangement with its creditors or becomes subject to an administration order or (being an individual or firm) becomes bankrupt or (being a company) goes into liquidation (otherwise than for the purposes of amalgamation or reconstruction); or
- an encumbrancer takes possession, or a receiver is appointed, of any of the property or assets of the Employer; or
- the Employer ceases, or threatens to cease, to carry on business; or
- the Consultant reasonably apprehends that any of the events mentioned above is about to occur in relation to the Employer and notifies the Employer accordingly.

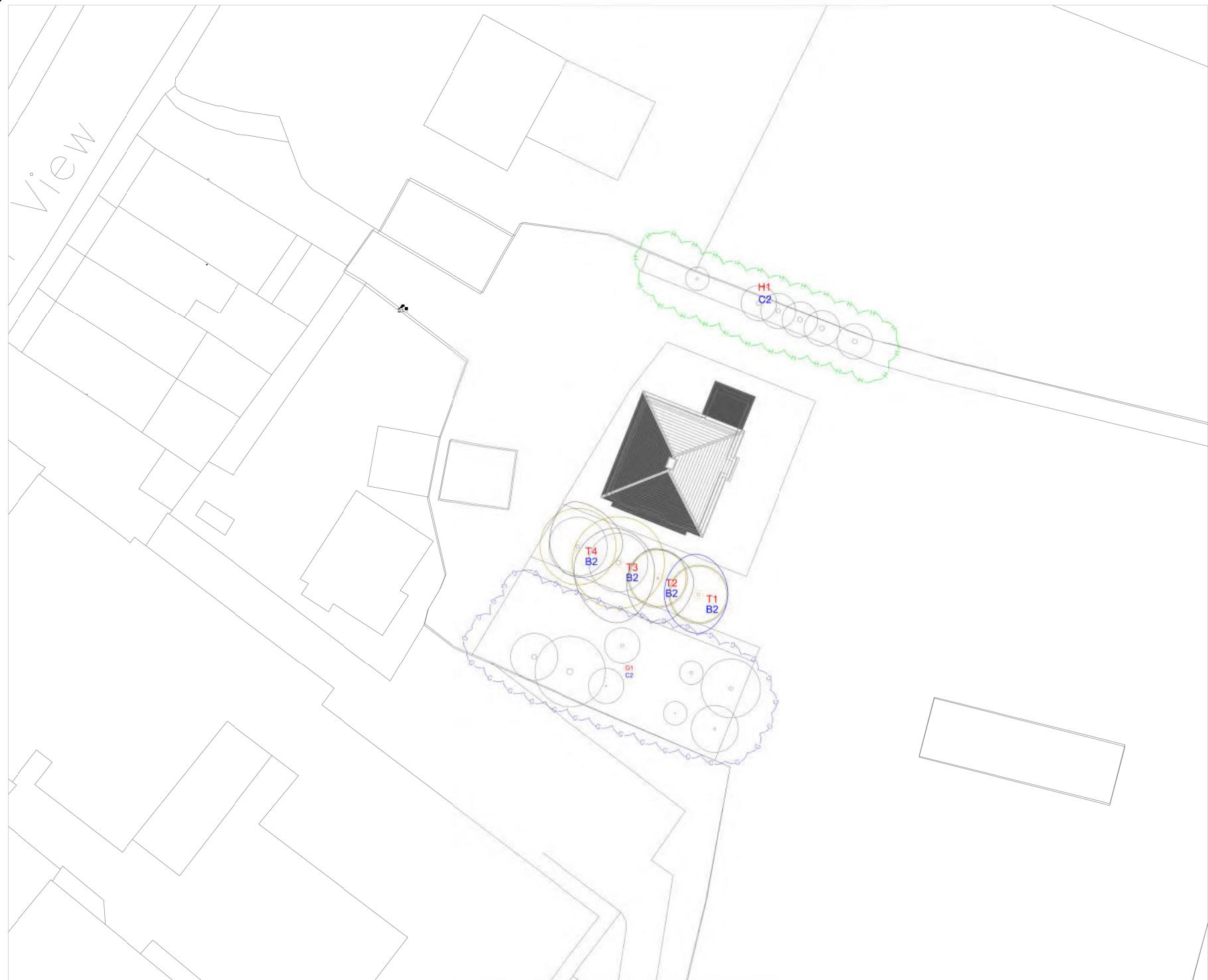
If this clause applies then without prejudice to any other right or remedy available to the Consultant, the Consultant shall be entitled to cancel the Contract or suspend any further provision of Services under the Contract without any liability to the Employer, and if the services have been completed but not paid for the price shall become immediately due and payable notwithstanding any previous agreement or arrangement to the contrary.

12. OWNERSHIP/COPYRIGHT

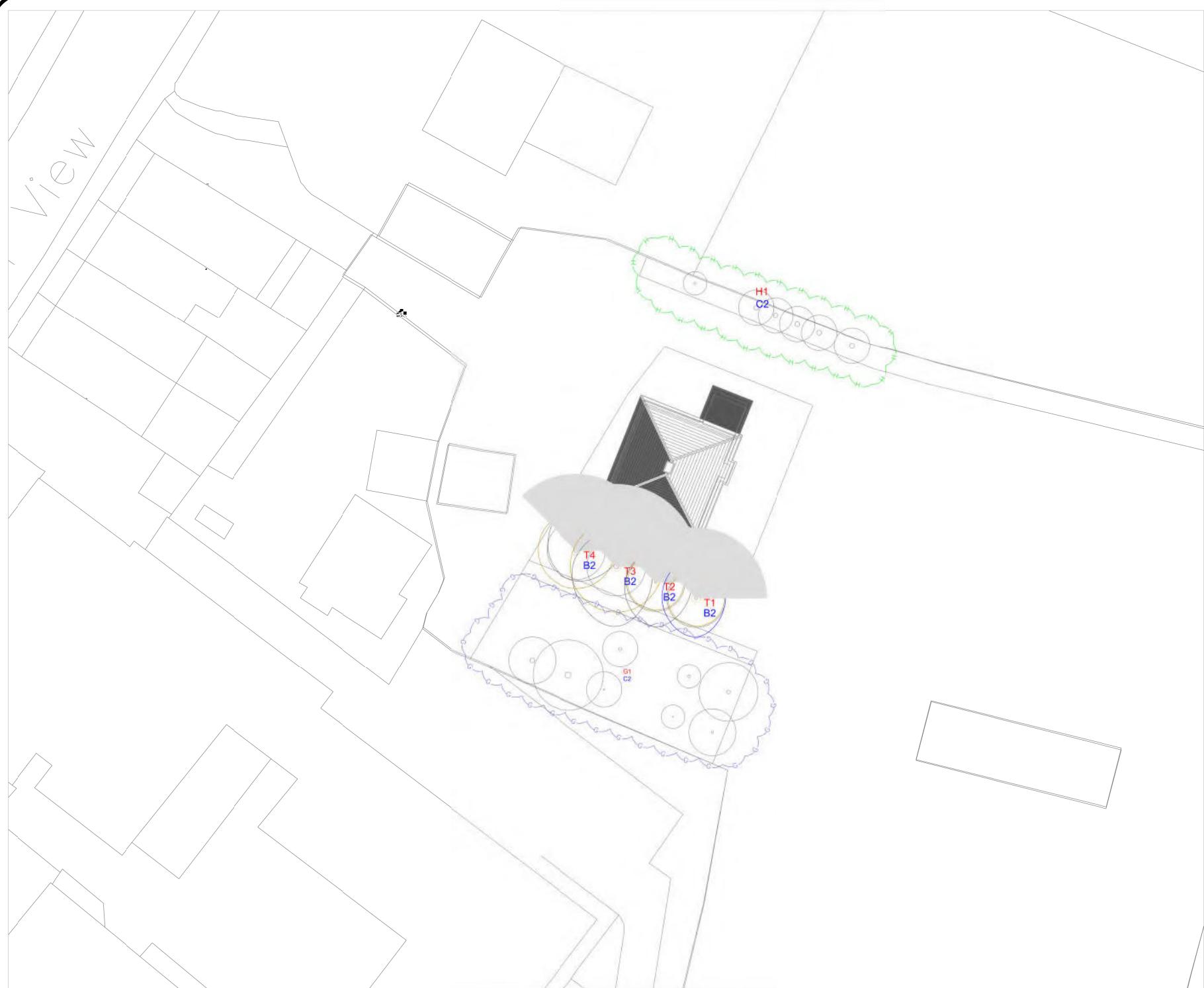
The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied without prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant, inter alia, to rescind the Contract and rendering the Employer liable for payment of damages.

13. GENERAL

- Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to that other party at its registered office or principal place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving notice.
- No waiver by the Consultant of any breach of the Contract by the Employer shall be considered as a waiver of any subsequent breach of the same or any other provision.
- If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected thereby.
- The headings in these Conditions are for convenience only and shall not affect their interpretation.

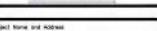


General Notes		
LEGEND <ul style="list-style-type: none"> AREA GROUP HEDGE WOOD <ul style="list-style-type: none"> TRUNK LOCATION TREE SHADE (24m) A1 AREA REFERENCE G1 GROUP REFERENCE H1 HEDGE REFERENCE T1 TREE REFERENCE W1 WOOD REFERENCE B2 CATEGORY GRADE <ul style="list-style-type: none"> TREE CANOPY GRADES CATEGORY A CATEGORY B CATEGORY C CATEGORY U ROOT PROTECTION AREA 		
No.	Revision/Issue	Date
 IAIN TAVENDALE, Arborist. ARBORICULTURAL CONSULTANT		
   		
Project Name and Address		
Penryn, Barrow		
Drawn by www.YourCart.co.uk Checked IT Date August 2024 Scale 1:150 @ A1		



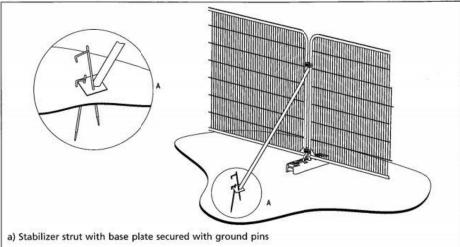


0 1 2 3 4 5 6 7.5m
Scale 1:150

General Notes	
LEGEND	
AREA	(Pink)
GROUP	(Purple)
HEDGE	(Green)
WOOD	(Orange)
TRUNK LOCATION	(Yellow circle)
TREE SHADE (24 hr)	(Grey shaded area)
A1	AREA REFERENCE
G1	GROUP REFERENCE
H1	HEDGE REFERENCE
T1	TREE REFERENCE
W1	WOOD REFERENCE
B2	CATEGORY GRADE
TREE CANOPY GRADES	
CATEGORY A	(Blue)
CATEGORY B	(Light Blue)
CATEGORY C	(Dark Blue)
CATEGORY U	(Yellow)
ROOT PROTECTION AREA	
No. Revision/Issue Date	
 IAIN TAVENDALE Arborist AGRICULTURAL CONSULTANT	
  	
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Project Name and Address	
Penryn, Barrow Proposed	
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BS5837

Figure 3 Examples of above-ground stabilizing systems



Fencing signage.



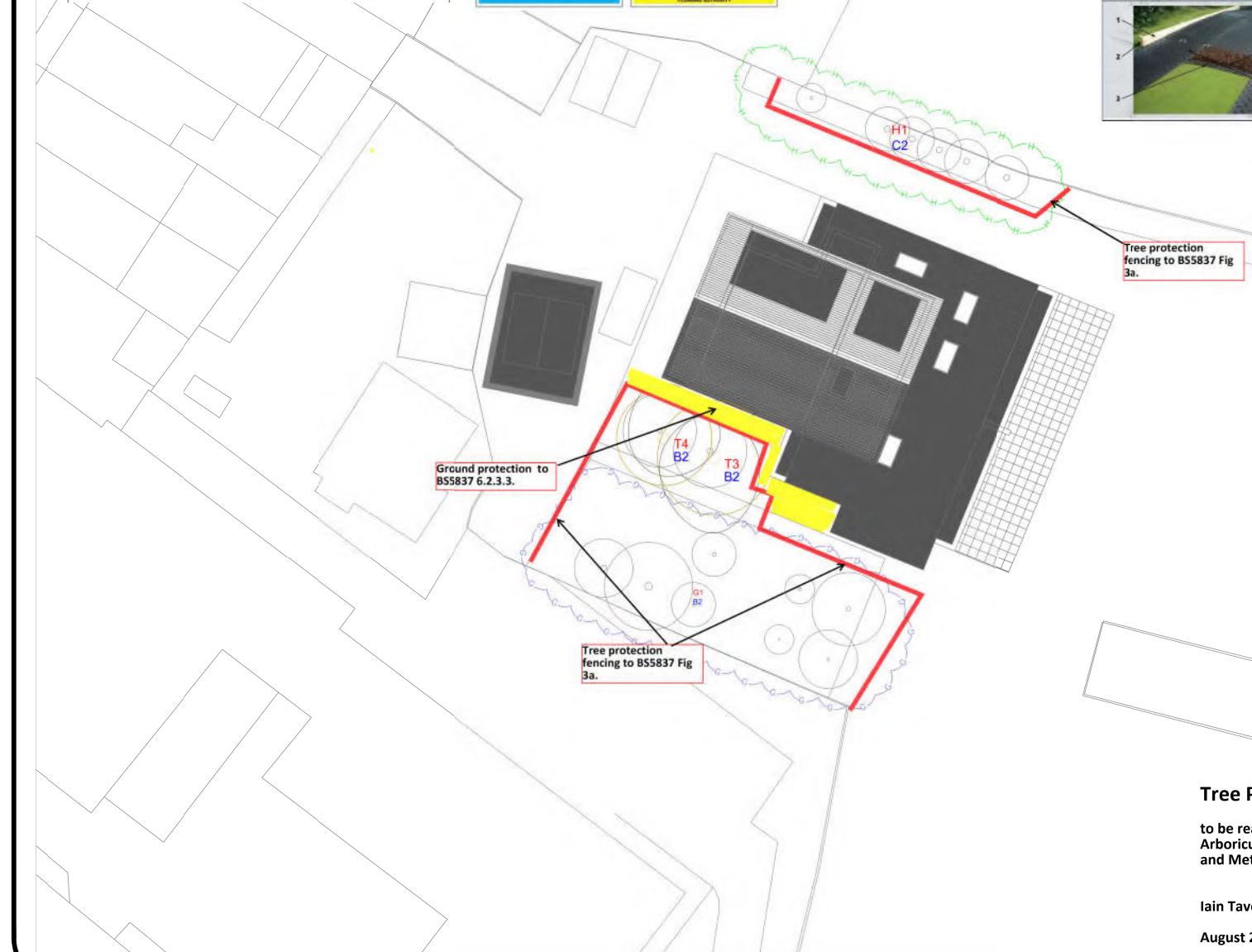
BS5837 Ground Protection.

6.2.3.3.1 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

NOTE: The ground protection might comprise one of the following:

- For pedestrian movements only a single layer of 100 mm thick bonded planks (e.g. 100 mm thick composite board) or an 80 mm thick subsoil layer, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchips), laid onto the ground.
- For pedestrian movement placed on a gross weight of 2 t, interwoven ground protection should be placed on top of a compression-resistant layer (e.g. 100 mm depth of woodchips) or an alternative system (e.g. proprietary system or pre-cut reinforced concrete slabs) to an engineering specification designed to withstand the anticipated traffic, to accommodate the static loading to which it will be subjected.

Ground protection example.



Tree Protection Plan

to be read in conjunction with
Arboricultural Impact Assessment
and Method Statement.

Iain Tavendale F.Arbor.A.

August 2024.

General Notes		
No.	Revision/Issue	Date
Project Name and Address Penyny, Barrow Proposed		
Drawn by www.YourCall.co.uk Checked IT Date August 2024 Scale 1:150 @ A1		