ARBORICULTURAL IMPACT ASSESSMENT (AIA)

SEPTEMBER 2024

Ellerslie House
Ribchester Road
Blackburn
BB1 9EE

URBAN GREEN

QUALITY MANAGEMENT

Project No.:	UG1409
Project:	Ellerslie House, Blackburn
Location:	Ellerslie House, Ribchester Road, Blackburn, BB1 9EE
Title:	Arboricultural Impact Assessment
Document Type:	BS 5837: 2012
Date:	20/12/2021
Prepared By:	Robert Hickey
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01	13/09/2024	Updated proposal	AH	HL

CONTENTS

1. Executive Summary

1.1.1. Urban Green has been instructed by Mr & Mrs Evans c/o Price Slater Gawne to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Ellerslie House, Ribchester Road, Blackburn, BB1 9EE and produce our findings in a report.

1.1.2. The proposal seeks consent for the demolition of the existing garage and storerooms, and the erection of a single storey rear extension, alongside landscape improvements such as new paved surfaces, soft landscaping and a raised garden bed. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

1.1.3. There are no Tree Preservation Orders (TPOs) currently in effect at the site, nor does the site lie within a Conservation Area.

1.1.4. The proposed development necessitates the removal of one tree group (G11) assessed as BS 5837: 2012 'Low Quality Retention Category 'C' within the site boundary. The loss of these trees will have a low impact on the visual amenity of the localised area. It is recommended that this tree loss is mitigated for by replacement tree planning and the production of a robust soft landscaping scheme.

1.1.5. Visually important boundary trees to alongside Ribchester Road will be retained and will be protected during the development in accordance with current best practice.

1.1.6. Third-party tree groups assessed as BS 5837: 2012 'High Quality' Retention Category 'A' (G8 and G9) will be protected during the development in accordance with current best practice.

1.1.7. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.

1.1.8. Tree protection fencing, and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.

1.1.9. One on-site tree (T41) requires removal as appropriate arboricultural management irrespective of the development proposal.

1.1.10. Whilst the removal of T10 is not required to facilitate the development it is recommended that its removal is negotiated with the owners, as this tree is showing signs of decline and is in very poor condition with symptoms of ash dieback (Hymenoscyphus fraxineus). The retention of this tree is potentially hazardous to construction workers and the residents.

1.1.11. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

1.1.12. An Arboricultural Metho Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

2.1.1. Urban Green have been instructed by Mr & Mrs Evans of c/o Price Slater Gawne to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations'* at the site location and produce our findings in a report to be submitted with a detailed planning application.

2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.

2.1.3. 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 4.4.2.3 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*.'

2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SD 67429 33094.

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Legend:

Red Line Boundary

0.85

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Client: **Mr & Mrs Price of C/O Price Slater Grawne**	Issue: **01**	Figure: **01**
Project: **Ellerslie House**	Scale @ A4 **1:10,000**	
Title: **Site Context**	Approved by: **CL**	Checked by: **AH**
Drawing Ref: **UG_1409_SITE_CONTEXT**	Author: **CL**	Date: **30/08/2024**

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2.2. Scope

2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

2.3.1. A scaled topographical plan has been provided with tree positions already plotted (TriCAD Solutions Ltd. Drawing Number TRI03472-01). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.

2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.

2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.

2.4.3. 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.

2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.

2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

2.5.1. The site is an existing residential property on Ribchester Road, Blackburn. The site is bounded by other residential properties, beyond which lies agricultural land to all four orientations.

2.6. Soil Profile

2.6.1. Reference to the Cranfield University Soil and Agrifood Institute's Soilscapes Viewer suggests the underlying soil profile at the site is a freely draining, slightly acidic loamy soil, with limited fertility. This soil type is typical of arable and grassland environments.

3. Legislation

3.1. Tree Protection Status

3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.

3.1.2. It has been confirmed by Ribble Valley Borough Council that there are no TPOs enforced on this site nor is this site situated within a Conservation Area.

3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.

3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.

3.1.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Ecological Considerations

3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).

3.2.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.

3.2.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

4.1.1. The proposal seeks consent for the demolition of the existing garage and storerooms, and the erection of a single storey rear extension, alongside landscape improvements such as new paved surfaces, soft landscaping and a raised garden bed. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree Constraints

4.2.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.

4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals in order to assess the impact on surveyed trees.

4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) Explained

4.3.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.

4.3.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.3.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.4. Surveyed Trees

4.4.1. The survey assessed thirty-eight individual trees and six tree groups, the quality and value of which are summarised below.

4.4.2. Five individual trees and two tree groups were assessed as `BS 5837: 2012 'High Quality' Retention Category 'A'; eleven individual trees were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; twenty individual trees and four tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and two individual trees were assessed as BS 5837: 2012 'Unsuitable' Category 'U', as detailed in the Tree Data Schedule in Appendix 1.

4.4.3. All the surveyed trees are within the boundaries of the application site except T7, G8, G9, T10, T42 and G44.

4.5. Impacts of Development

4.5.1. The proposed development would necessitate the removal of one tree group (G11) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C', as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.

4.5.2. This tree loss will have low, localised impacts on public views into the site and will be mitigated by the retention of boundary trees along with the provision of new landscaping.

4.5.3. T41 is in poor condition and should be removed irrespective of any planned development, in accordance with Arboricultural best practice.

4.5.4. Retained trees and tree groups G3, T4, T20-T36, T40 and T43 will require access facilitation pruning works (crown lifting/reduction) for the proposed development.

4.5.5. It is also recommended that due to the poor condition of T10 that this tree should be removed for arboricultural reasons to avoid any risk of failure. As this tree is on third-party land its condition should be highlighted to the owners as those responsible for its removal.

4.5.6. The remaining trees and tree groups can be retained and protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012.

4.5.7. Tree protective fencing would need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for protective fencing can be found in section 4.7. of this report and in the Tree Protection Index in Appendix 4.

4.5.8. Temporary ground protection would need to be installed within the RPAs of retained trees T34, T35 and T36, as indicated on the Tree Protection Plan. A specification for temporary ground protection can be found in section 4.8. of this report and in the Tree Protection Index.

4.5.9. The existing onsite gravel surface within the RPAs of retained trees and tree groups G3, T4, G9, T12, T13 and T21-T34 is to be retained and will serve as sufficient ground protection throughout the proposed development, as indicated on the Tree Protection Plan.

4.5.10. Arboricultural supervised excavation with possible root pruning would be required within the RPAs of retained trees T29, T33, T34 and T43 to facilitate removal of a section of existing onsite surface and installation of a new proposed paved area. These works will need to be carried out by hand, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).

4.6. Tree Surgery Works

4.6.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) are of a general maintenance nature and can be carried out at any time as per recommendations.

4.6.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.

4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6.4. All tree works are to be carried out in accordance with the standards and practices detailed in BS 3998: 2010 '*Tree work – Recommendations*'

4.7. Protective Fencing

4.7.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.

4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repaired immediately at the alignment indicated on the Tree Protection Plan.

4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).

4.7.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.

4.7.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

4.7.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

4.8. Ground Protection for Pedestrians or Light Vehicles

4.8.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.

4.8.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.

4.8.3. The boarding will be left in place until the construction works are finished.

4.8.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.9. Demolition and Removal of Surfaces in the RPA

4.9.1. During demolition, the following restrictions will apply:

- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
- The main body of any mechanical excavator will operate outside the RPA.
- Masonry will be pulled away from trees where possible.
- When breaking masonry, a fine water spray will be used to minimise dust particles.
- Excessive dust particles on trees will be removed each day by spraying with water.
- Hard surfaces should be kept in place for as long as possible during construction works to prevent soil compaction in the RPA.
- During surface removal, the following restrictions will apply:
- Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
- No excavation below the existing sub-base will occur.
- All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.10. Temporary Site Cabins

4.10.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.

4.10.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.11. Utilities

4.11.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.12. Recommendations

4.12.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.

4.12.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.

4.12.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 – Tree Data Schedule

The following pages contain information gathered at the site during the site survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
G1	Young **Mixed** Species	av 6	av 1.4	av 160	av 4.2 3.8 0.1 2.3 each	1: Acceptable condition at present. 2: Unbalanced crowns due to adjacent tree. 3: Currently poses no significant risk. 4: Horse chestnut and sycamore.	No action required. n/a	3	Fair Good	40+ C	1.92
T2	Early-Mature **Beech** *Fagus sylvatica*	11	1	390	6.5 5.3 6.5 6.5	1: Acceptable condition at present. 2: Ivy starting to grow up stem. 3: Minor deadwood noted. 4: Pruning wounds noted on tree.	No action required. n/a	3	Good Good	40+ B	4.68
G3	Semi-Mature **Cherry** *Prunus* sp.	av 5	av 1.5	av 370	av 2.5 2.5 2.5 2.5 each	1: Acceptable condition at present. 2: Pruning wounds noted due to crown lifting. 3: Currently poses no significant risk.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	20-40 C	4.44
T4	Semi-Mature **Holly** *Ilex aquifolium*	5	1.6	290	2.5 3.4 3.1 2.3	1: Pruning wounds noted on stem, occluding well. 2: Apical die-back noted, possible early signs of decline. 3: Acceptable condition at present.	Prune for development - see Tree Removal Plan. n/a	1.5	Fair Fair	10-20 C	3.48
T5	Early-Mature **Ash** *Fraxinus excelsior*	10	3	260	4.7 2 4.7 5.3	1: Dense ivy prevents a detailed inspection. 2: Appears to be in acceptable condition at present. 3: Minor deadwood noted on stem.	Remove ivy and re-inspect for defects. Moderate	1	Fair Fair	20-40 C	3.12
T6	Semi-Mature **Lime** *Tilia* sp.	6.5	3.5	170	1.5 3.5 2 3.1	1: Ivy on stem prevents a detailed inspection. 2: Heavily shaded by adjacent group. 3: Hanging branch noted. 4: Single stemmed.	Crown clean. Low	3	Fair Fair	20-40 C	2.04

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T7	Semi-Mature **Silver Birch** *Betula pendula*	11	5	190	2 2 2 2	1: Off site tree prevents a detailed inspection. 2: Appears to be in acceptable condition at present.	No action required. n/a	3	Good Good	40+ C	2.28
G8	Mature **Mixed** Species	av 12	av 2	av 500	av 6.5 6.5 6.5 6.5 each	1: Off site group prevents a detailed. 2: Appears to be in good condition at present. 3: Minor deadwood noted. 4: Tear wound on stem noted. 5: Lime, sycamore and horse chestnut mixed group.	No action required. n/a	3	Good Good	40+ A	6.00
G9	Mature **Fir** *Abies* sp.	av 14	av 2	av 450	av 5 5 5 5 each	1: Off site group prevents a detailed inspection. 2: Predominately fir with occasional holly. 3: In overall good condition.	No action required. n/a	3	Good Good	40+ A	5.40
T10	Young **Ash** *Fraxinus excelsior*	6	1.3	100	1.5 1.5 1.5 1.5	1: Off site tree prevents a detailed inspection. 2: Tree is in decline. 3: Symptoms indicative of ash die back present.	Inform landowner of condition. Moderate	1	Very Poor Poor	<10 U	n/a
G11	Semi-Mature **Cherry** *Prunus* sp.	av 3.5	av 1	av 150	av 1.8 3 3 3 each	1: Bark wounds noted. 2: Tear wound with decay cavity starting to form. 3: No long term value.	Remove for development - see Tree Removal Plan. n/a	3	Fair Poor	<10 C	1.80
T12	Semi-Mature **Cherry** *Prunus* sp.	6.5	1.8	290	1 3.3 2.3 4.6	1: Stem bifurcates at 1.6m. 2: In overall acceptable condition. 3: Unbalanced crown due to adjacent group. 4: Damage to roots noted.	No action required. n/a	3	Fair Good	20-40 C	3.48

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T13	Semi-Mature **Lawson Cypress** *Chamaecyparis lawsoniana*	6	0.3	300	N 1 W 2 E 2 S 2	1: Acceptable condition at present. 2: Slightly shaded by adjacent group. 3: Potential to outgrow location.	No action required. n/a	3	Fair Good	40+ C	3.60
T14	Semi-Mature **Magnolia** *Magnolia sp.*	5.5	1.7	200	N 4 W 2.8 E 2.4 S 3.1	1: Multi stemmed at 1.3. 2: Pruning wounds noted on stem, occluding well. 3: Rubbing branches.	No action required. n/a	3	Fair Good	20-40 C	2.40
T15	Young **Yew** *Taxus baccata*	2	0.1	75	N 0.5 W 0.5 E 0.5 S 0.5	1: Acceptable condition at present. 2: Young tree, growing in planting area.	No action required. n/a	3	Good Good	40+ C	0.90
T16	Young **Rowan** *Sorbus aucuparia*	4	1.5	90	N 2 W 2 E 2 S 2	1: Acceptable condition at present. 2: Surface rooting present.	No action required. n/a	3	Good Good	20-40 C	1.08
T17	Semi-Mature **Sycamore** *Acer pseudoplatanus*	6.5	1.5	230	N 2.5 W 2.1 E 2.5 S 2.5	1: Twin stemmed at base. 2: Pruning wounds noted on stem. 3: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ C	2.76
T18	Early-Mature **Sycamore** *Acer pseudoplatanus*	8	2	460	N 5.1 W 5.1 E 4.1 S 5.1	1: Single stemmed and vertical with a balanced crown. 2: Pruning wounds noted on stem, generally occluding well. 3: Minor deadwood noted. 4: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ B	5.52

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T19	Young **Cedar** *Cedrus sp.*	2.5	0.1	100	1.5 1.5 1.5 1.5	1: A well maintained specimen. 2: Acceptable condition at present.	No action required. n/a	3	Good Good	40+ C	1.20
T20	Early-Mature **Sycamore** *Acer pseudoplatanus*	9	2	390	4.8 1.5 4.8 4.8	1: Acceptable condition at present. 2: Stem bifurcates at 2.2m. 3: Deadwood noted. 4: Decay pockets forming in old pruning wounds. 5: Unbalanced crown due to adjacent trees.	Prune for development - see Tree Removal Plan. n/a	3	Fair Good	20-40 B	4.68
T21	Semi-Mature **Holly** *Ilex aquifolium*	7	1.3	220	3.1 3.1 3.1 1.6	1: Multiple stemmed at base. 2: Acceptable condition at present. 3: Shaded by adjacent trees.	Prune for development - see Tree Removal Plan. n/a	3	Fair Good	20-40 C	2.64
T22	Early-Mature **Beech** *Fagus sylvatica*	11	1.3	290	3 3 4.6 4	1: Single stemmed and vertical with a unbalanced crown. 2: Acceptable condition at present. 3: No major visible defects.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ B2	3.48
T23	Early-Mature **Beech** *Fagus sylvatica*	12	4	400	1 4.5 5 6	1: Acceptable condition at present. 2: Single stemmed and vertical with a unbalanced crown. 3: No major visible defects.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ B2	4.80
T24	Early-Mature **Beech** *Fagus sylvatica*	14	1.5	480	7.4 3.5 5.9 3	1: Acceptable condition at present. 2: Single stemmed and vertical with a unbalanced crown. 3: No major visible defects.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ A2	5.76

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T25	Semi-Mature **Beech** *Fagus sylvatica*	7	1	90	3 2 1 4	1: Heavily shaded by adjacent trees. 2: Limited long term value. 3: Deadwood noted.	Prune for development - see Tree Removal Plan. n/a	3	Fair Fair	10-20 C	1.08
T26	Semi-Mature **Beech** *Fagus sylvatica*	8	1	140	1.3 1.3 2.5 3.5	1: Heavily shaded by adjacent trees. 2: Stubs present due to past pruning. 3: Limited long term value.	Prune for development - see Tree Removal Plan. n/a	3	Fair Fair	10-20 C	1.68
T27	Early-Mature **Beech** *Fagus sylvatica*	13	1.7	280	5.6 1 2 2.7	1: Acceptable condition at present. 2: Single stemmed and vertical with a unbalanced crown. 3: No major visible defects.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ B2	3.36
T28	Semi-Mature **Beech** *Fagus sylvatica*	7	1.8	170	6 2.7 1 5	1: Single stemmed and vertical with a unbalanced crown. 2: Acceptable condition at present. 3: Heavily shaded by adjacent trees. 4: Limited long term value.	Prune for development - see Tree Removal Plan. n/a	3	Fair Good	10-20 C	2.04
T29	Early-Mature **Beech** *Fagus sylvatica*	13.5	2.5	520	7 3.7 5.8 3	1: Pruning wounds noted on stems, generally occluding well. 2: Pruning wounds and bark wounds noted at base. 3: Peeling bark noted at base with candlesnuff fungus (*Xylaria hypoxylon*).	Prune for development - see Tree Removal Plan. n/a	3	Good Fair	20-40 A2	6.24
T30	Early-Mature **Beech** *Fagus sylvatica*	13.5	5	500	4.5 4.3 1.8 6.7	1: Minor deadwood noted, overhanging road. 2: Stem bifurcates at 4.5m. 3: No major visible defects.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ A2	6.00

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T31	Semi-Mature **Beech** *Fagus sylvatica*	6.5	1	110	2.5 1.5 2.51 2.5	1: Acceptable condition at present. 2: Single stemmed and vertical with a unbalanced crown. 3: Heavily shaded by adjacent trees. 4: Limited long term value.	Prune for development - see Tree Removal Plan. n/a	3	Fair Good	10-20 C	1.32
T32	Semi-Mature **Beech** *Fagus sylvatica*	7	1.3	150	1.8 1 1 4	1: Single stemmed and vertical with a unbalanced crown. 2: No major visible defects. 3: Heavily shaded by adjacent trees. 4: Limited long term value.	Prune for development - see Tree Removal Plan. n/a	3	Fair Good	10-20 C	1.80
T33	Semi-Mature **Beech** *Fagus sylvatica*	7	1	150	2 1 1.5 4	1: Single stemmed and vertical with a unbalanced crown. 2: No major visible defects. 3: Heavily shaded by adjacent trees. 4: Limited long term value.	Prune for development - see Tree Removal Plan. n/a	3	Fair Good	10-20 C	1.80
T34	Early-Mature **Beech** *Fagus sylvatica*	15	1.7	590	7.3 4 5.2 5.4	1: Single stemmed and vertical with a mostly balanced crown. 2: In overall good condition. 3: No major visible defects. 4: Epicormic growth on lower stem. 5: Minor deadwood noted.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ A2	7.08
T35	Early-Mature **Beech** *Fagus sylvatica*	14	2	510	7.3 6.5 1 6	1: Twin stemmed at base with a unbalanced crown. 2: In overall good condition. 3: No major visible defects. 4: Crossing branches. 5: Canopy encroaching utility line.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ A2	6.12
T36	Mature **Wild Cherry** *Prunus avium*	7.5	2	470	6.7 5.8 8 6	1: Multiple stemmed at 1.6m. 2: Canopy touching utility line. 3: Stubs present due to past pruning. 4: Minor deadwood noted. 5: Surface rooting present.	Prune for development - see Tree Removal Plan. n/a	3	Good Fair	20-40 B2	5.64

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T37	Early-Mature **Silver Birch** *Betula pendula*	11	1.7	390	4.9 3 4.6 6	1: Single stemmed and vertical. 2: Dense ivy present, prevents a detailed inspection. 3: Epicormic growth at base. 4: Surface rooting present.	Remove ivy and re-inspect for defects. Moderate	1	Good Fair	20-40 B	4.68
T38	Mature **Beech** *Fagus sylvatica*	14	1.7	660	7.5 6 6.7 7	1: Stem bifurcates at 1m. 2: Bleed noted at base east side. 3: Ivy prevents a detailed inspection.	Monitor and remove ivy. Moderate	1	Good Fair	20-40 B	7.92
T39	Semi-Mature **Hawthorn** *Crataegus monogyna*	6.5	1.8	80	2.3 2.3 2.3 2.3	1: Off site tree prevents a detailed inspection. 2: Appears to be in acceptable condition at present.	No action required. n/a	3	Good Good	20-40 C	0.96
T40	Mature **Sycamore** *Acer pseudoplatanus*	12	2.5	580	7 7 7 8	1: Pruning wounds on stem, generally occluding well. 2: In overall good condition. 3: Ivy starting to grow up stem. 4: Fence has been nailed into stem.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ B	6.96
T41	Semi-Mature **Laburnum** *Laburnum anagyroides*	3	2	170	2.2 1 1 2.2	1: Large bark wound at base to 1.5m. 2: Significant deadwood. 3: Poses no significant risk due to size and location. 4: Loose root plate. 5: Stem bifurcates at 1m.	Remove. Low	n/a	Poor Very Poor	<10 U	n/a
T42	Early-Mature **Sycamore** *Acer pseudoplatanus*	11	1	370	5 3.5 5.4 4.7	1: Off site tree prevents a detailed inspection. 2: Dense ivy present. 3: Overhanging by 4.5m. 4: Multiple stemmed at base.	No action required. n/a	3	Good Good	40+ B	4.44

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (*Botanical Name*)	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations Priority	Recommendations Inspect Freq (yrs)	Physiological Condition Structural Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
T43	Young **Lawson Cypress** *Chamaecyparis lawsoniana*	3	0.21	150	1 1 1 1	1: Well maintained specimen. 2: Acceptable condition at present. 3: Poses no significant risk. 4: Dense canopy prevents a detailed inspection of the stem.	Prune for development - see Tree Removal Plan. n/a	3	Good Good	40+ C	1.80
G44	Semi-Mature **Holly** *Ilex aquifolium*	av 6.5	av 0.1	av 150	av 3 3 3 3 each	1: Predominately holly with occasional hawthorn. 2: Off site group prevents a detailed inspection. 3: Appears to be in acceptable condition at present.	No action required. n/a	3	Good Good	40+ C	1.80

Appendix 2 - Tree Data Schedule Definition of Terms

Tree Referencing	**Individual Trees**	T (+number)
	Grouped Trees	G (+number)
	Hedgerows	H (+number)
	Woodlands	W(+number)
Age Category	**Young**	Usually <15 years
	Semi-mature	Significant growth expected, approximately one third of life expectancy complete
	Early-Mature	Full height achieved with further significant growth possible, up to two thirds of life expectancy complete
	Mature	Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy
	Veteran	Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits,
	Over-mature	A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	**Botanical Name**	conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition.
	Common Name	commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.	
Crown Height	Measured from ground level to the height at which the main crown begins.	
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level	
Crown	Measurements taken from all four cardinal points in metres.	
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.	
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.	
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site.	
	Urgent	To be carried out as soon as possible.
	Very High	To be carried out within 1 month.
	High	To be carried out within 3 months.
	Moderate	To be carried out within 1 year.
	Low	To be carried out within 3 years.
Physiological Condition:	**Good**	Usually healthy with no symptoms of poor health or disease.
	Fair	Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous.
	Poor	Disease present in considerable quantities or with very poor physiological vigour.
	Very Poor	Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	**Good**	A tree with no significant structural defects.
	Fair	Minor defects may have been observed but are not considered to be immediately hazardous.
	Poor	Significant defects found. Tree requires monitoring or remedial works.
	Very Poor	Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.	
Retention Category:	Please refer to Tree retention categorisation table on the next page.	

Appendix 3 – Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		**Colour on Plan**
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees 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.	**RED**
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	**GREEN**
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	**BLUE**
BS 5837: 2012 Retention 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.	**GREY**
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	**n/a**
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	**n/a**
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	**n/a**

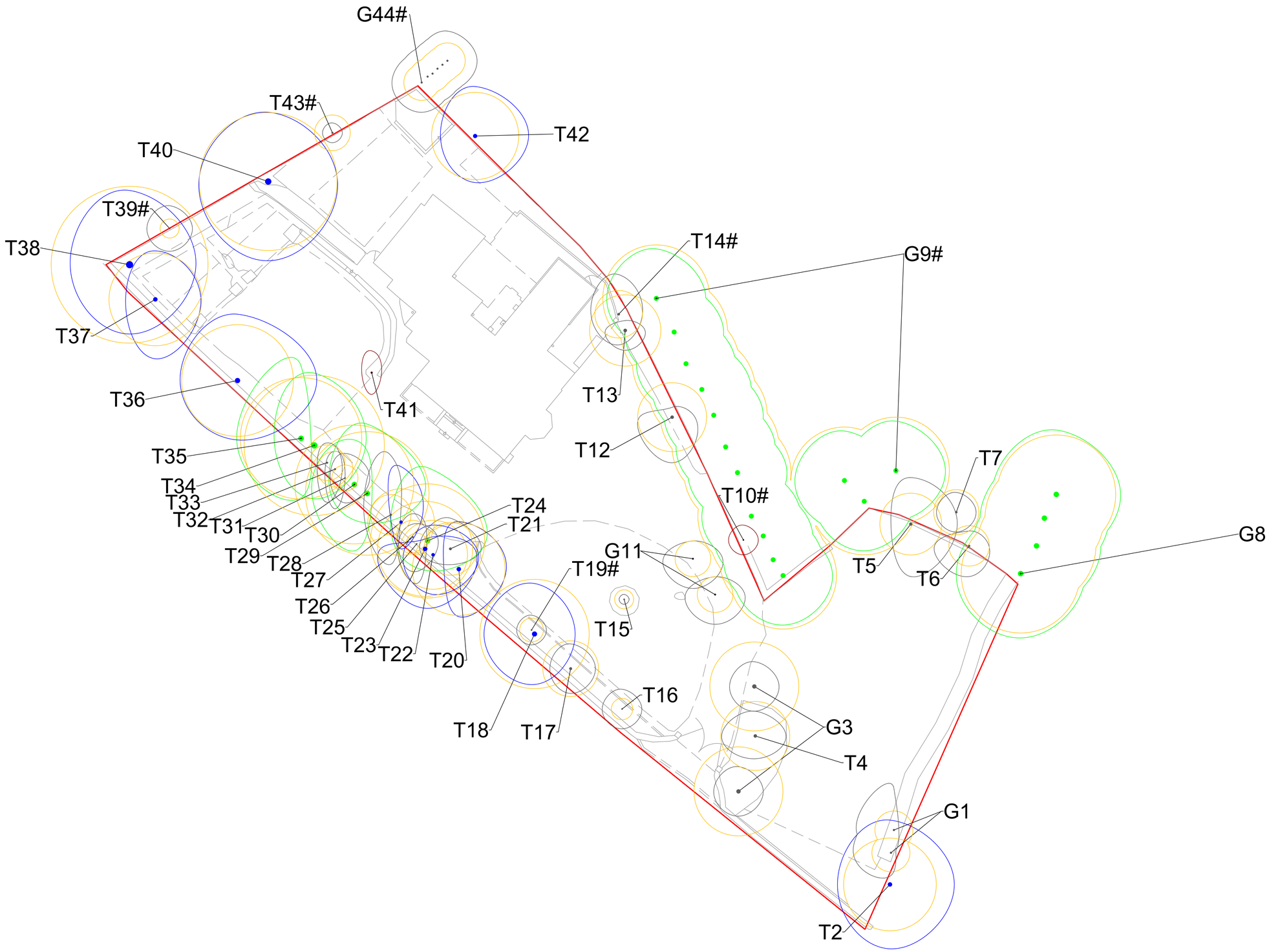
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 *etc.*
NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Notes:-

BS 5837: 2012 Retention Category A Tree, Group or Hedge

BS 5837: 2012 Retention Category B Tree, Group or Hedge

BS 5837: 2012 Retention Category C Tree, Group or Hedge

BS 5837: 2012 Category U Tree, Group or Hedge

Root Protection Area (RPA)

\# Position Estimated on Site

Redline Site Boundary

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Client:
MR & MRS EVANS OF C/O PRICE SLATER GAWNE

Project:
ELLERSLIE HOUSE, BLACKBURN

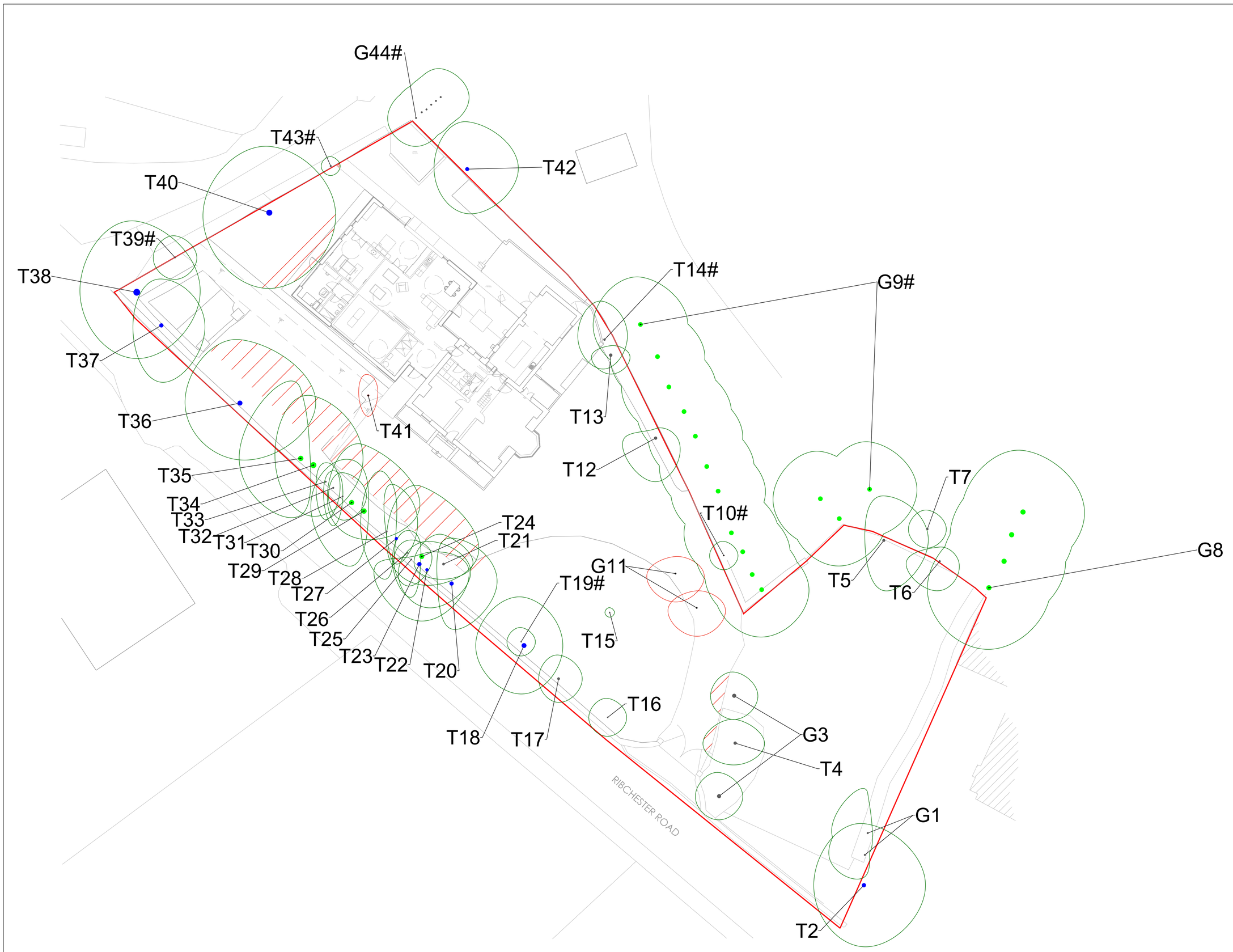
Title:
TREE CONSTRAINTS PLAN

Issue:
PLANNING

Drawn:	Checked:	Approved:
RH	AB	AB

Project:	Scale @ A1:	Date:
UG1409	1:200	20/12/21

Dwg No:	Revision:
UG_1409_ARB_TCP_01	00



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- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Removed Tree
- Extents of Pruning
- # Position Estimated on Site
- Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
02	13/09/24	UPDATED PROPOSAL	AH	HL
01	30/04/24	UPDATED TREE WORKS	AH	HM

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Title:
TREE REMOVAL PLAN

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Drawn:	Checked:	Approved:
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Project:	**Scale @ A1:**	**Date:**
UG1409	1:200	20/12/21
Dwg No:		**Revision:**
UG_1409_ARB_TRP_01		02

Tree Works Schedule

Tree Number	Species	Works Required	Reason
G3	Cherry	Crown reduce by up to 1.5m over driveway, as indicated on the Tree Removal Plan	To facilitate the proposed development
T4	Holly		
G11	Cherry	Fell to ground level and grind out stumps	
T20	Sycamore	Crown lift to a height of 4.5m above ground level, as indicated on the Tree Removal Plan	
T21	Holly		
T22	Beech		
T23			
T24			
T25			
T26			
T27			
T28			
T29			
T30			
T31			
T32			
T33			
T34			
T35			
T36	Wild cherry		
T40	Sycamore		
T41	Laburnum	Fell to ground level and grind out stumps	Arboricultural best practice
T43	Lawson cypress	Crown lift to 1m over proposed paved area, as indicated on the Tree Removal Plan	To facilitate the proposed development

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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TREE WORKS SCHEDULE

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UG1409	NTS	20/12/21

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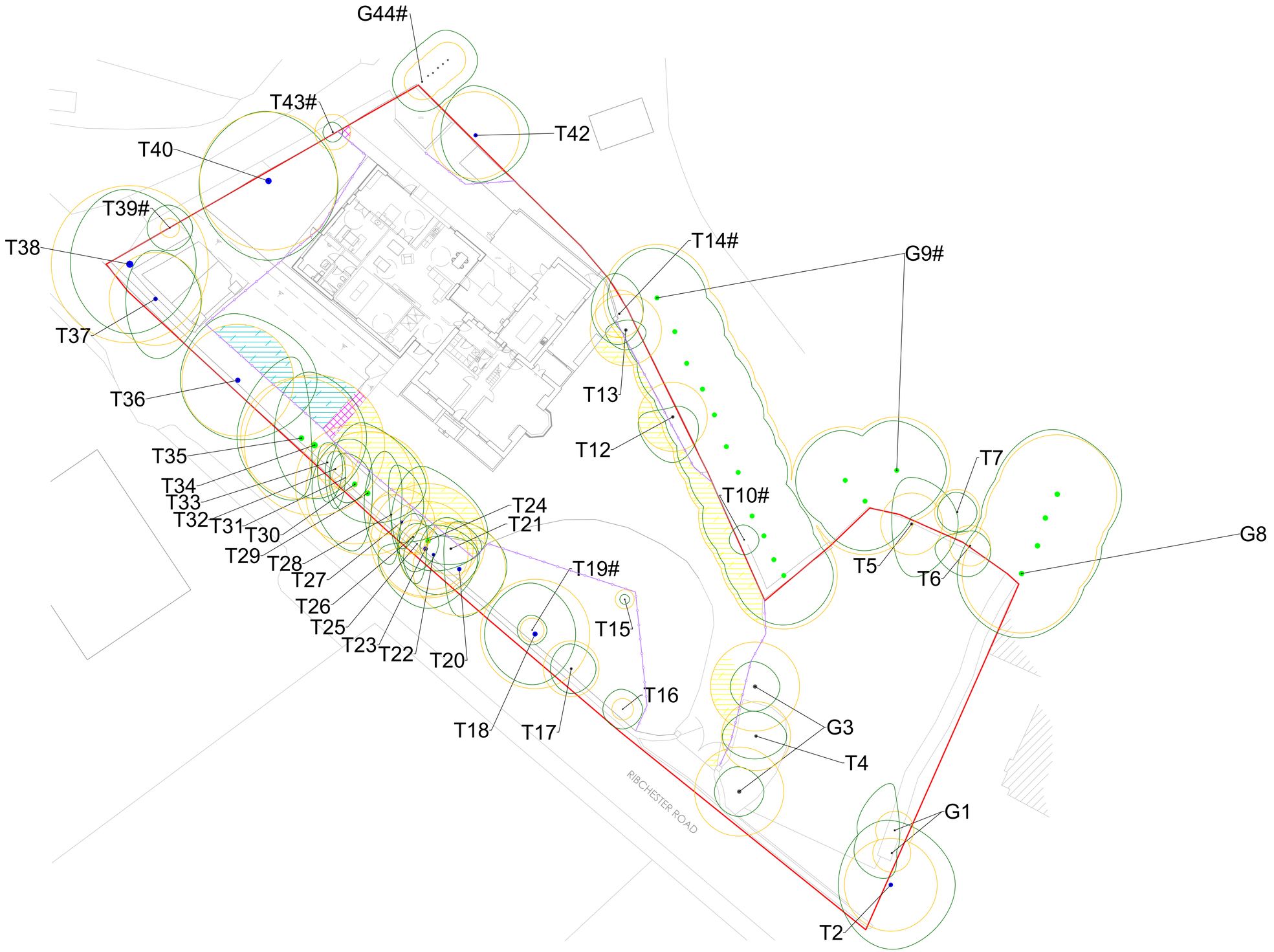
UG_1409_ARB_TWS_01	02



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- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Root Protection Area (RPA)
- # Position Estimated on Site
- Redline Site Boundary
- Protective Fencing (See Insert 1 & Insert 2)
- Cellular Confinement System
- Ground Protection (See Insert 3)
- Ground Protection (Existing Surface to be Retained)
- Arboricultural Supervised Excavation

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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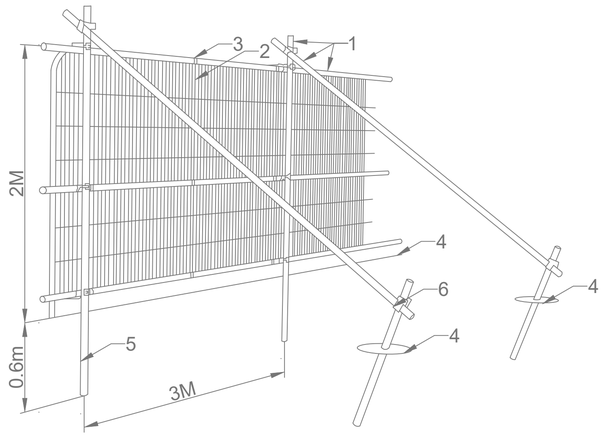
Issue:
PLANNING

Drawn:	Checked:	Approved:
RH	AB	AB
Project: UG1409	**Scale @ A1:** 1:200	**Date:** 20/12/21
Dwg No: UG_1409_ARB_TPP_01		**Revision:** 02

Insert 1: Tree protective fencing specification

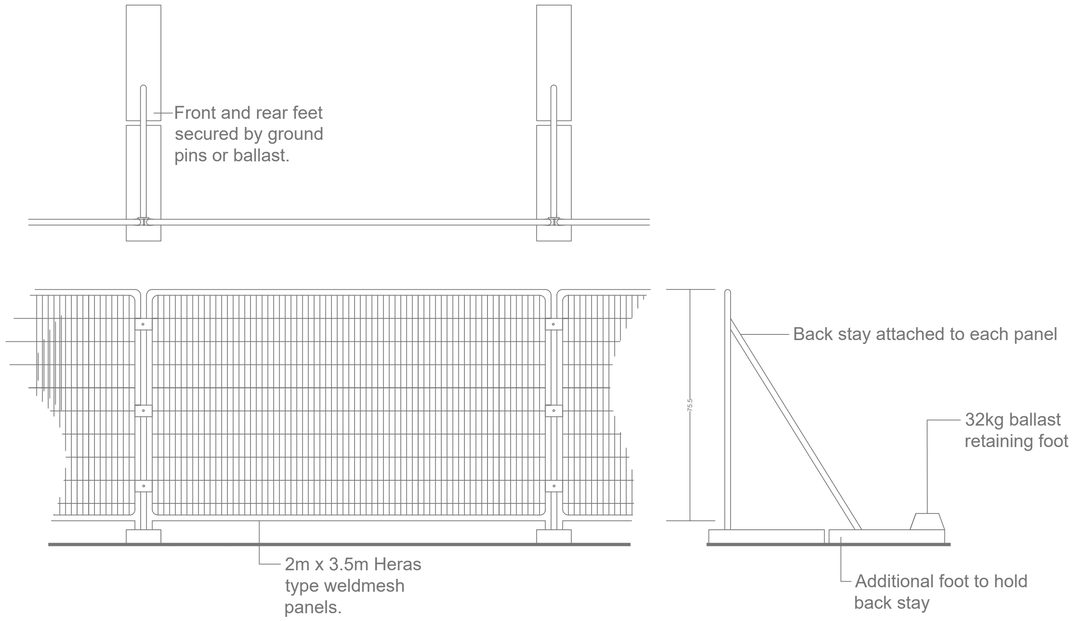
Default specification for protective barrier



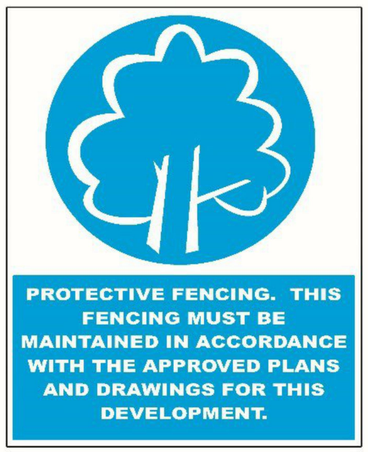
Key

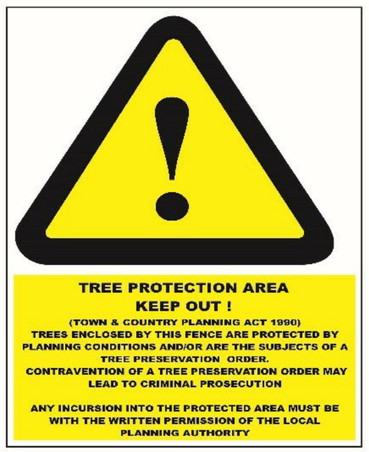
1 Standard scaffold poles
2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
3 Panels secured to upright and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground untill secure (minimum depth 0.6m)
6 Standard scaffold clamps

Back-stay support

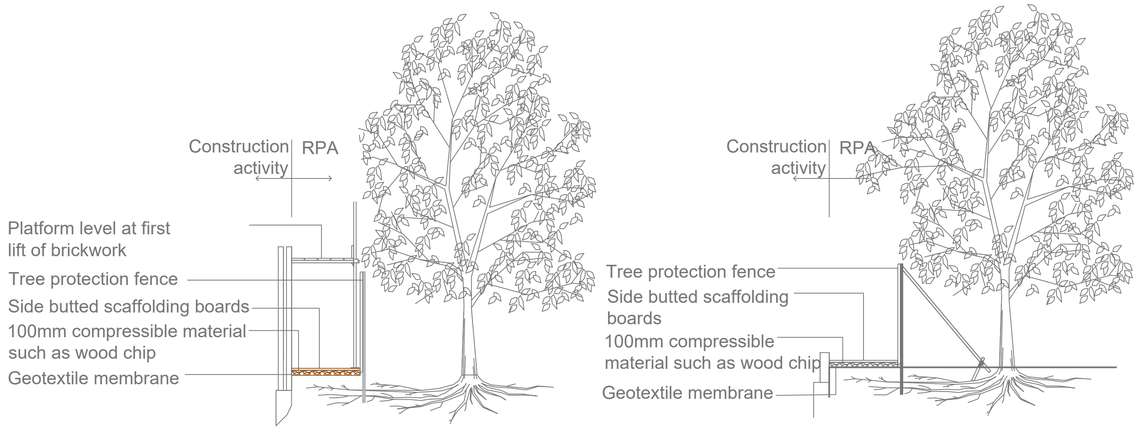


Insert 2: Tree protection notice





Insert 3: Ground protection specification



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UG1409	N/A	20/12/21

Dwg No: UG_1409_ARB_TPI_01

Revision: 01