

Treestyle Consultancy Ltd

Jepps Lane, Barton, Preston PR3 5AQ
 info@treestyleconsultancy.co.uk

SITE;

Dilworth Cottage - PR3 2ZL

SCALE : 1 : 500 @ A3
 DATE : 18/12/2024



MAP FILENAME:
A Plan of the Tree Constraints

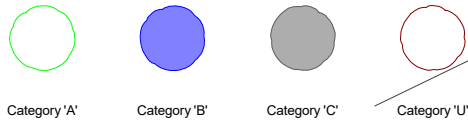
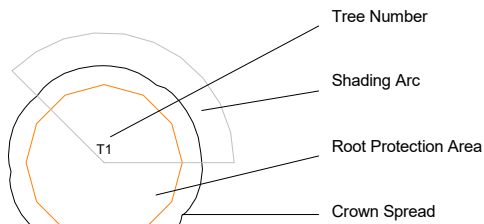
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The Tree Survey recorded mature trees, groups of trees and hedges located along the boundaries that are within influencing distance of the proposal.

No trees were recorded as category A high quality with 40 years plus life potential. Eight individual trees were categorised as B medium quality with up to 20 years life potential. Three groups and three individual trees were recorded as low quality and value with up to 10 years life potential. No trees were recorded as category U, not realistically retainable.

The Arboricultural Impact Assessment (AIA)

There are above and below ground constraints with trees lining the southern boundary with regards to the entrance. There are below ground constraints with trees with regards to the removal of hardstanding surfaces and infrastructure within the Root Protection Area (RPA's) of trees. The proposed development has above and below ground constraints with one small oak tree. The egress from the demolition passes over the RPA's of trees. The soft landscaping of rear gardens incurs onto RPA's. There is potential for building materials to be leached into the soil profile of the trees.



Cat A = 40 years plus
 Cat B = upto 20 years
 Cat C = upto 10 years
 Cat U = Not realistically retainable

Existing Hard Surface

Entrance

The Proposal

The demolition of the existing buildings and surfaces.
 The construction of a new residential property, garage and its associated driveway/parking.

