

# Tree Condition Survey

Survey Location: Pendle Hill View  
BB7 9XS

Client: Estate Management  
Solutions

Date: 17/4/25

Ref: TS\_PHV\_EMS\_V1

Prepared by  
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## Summary

Date of survey: 8/4/25

Interim inspections by arborist: None required.

Date of next full survey: April 2028

Legal status:

- Not within a Conservation Area (CA)
- Tree Preservation Order (TPO) in place

Detailed inspections:

T168 (see appendix 3 – taken from 2022 survey)

T169 (see appendix 3 – taken from 2023 survey updates)

Advanced inspections: None required

Risk:

T169 was previously considered as a **Tolerable** risk at the time of the previous inspection. Approval was granted for removal of the canopy to retain a section of stem for habitat (see appendix 5). At present it remains a **Tolerable** risk.

All other trees were considered to be of **Acceptable** risk

Where trees are protected by a TPO/CA permission in writing will be required from the relevant local authority before any works are carried out. The removal of deadwood or severing of ivy does not require permission.

Where trees are not located in a formal garden area a felling licence may be required.

## Tree works summary:

Tag	Species	Physiological Condition	Structural Condition	Comments	Works Recommended	Risk
G1	Oak),Betula pendula (Silver Birch),Ilex aquifolium (Holly),Larix decidua (European Larch),Acer campestre (Field Maple),Alnus incana (Grey Alder),Crataegus monogyna (Hawthorn),Prunus spinosa (Blackthorn),Corylus avellana (Hazel),Fagus sylvatica (Beech),Alnus glutinosa (Common Alder),Pinus sylvestris (Scots Pine),Fraxinus excelsior (Ash),Prunus species, Norway maple	Fair to Good	Fair to Good	Mixed age wooded area. Minor and moderate deadwood - suitable for retention in interest of biodiversity. No tree risk features identified based on land use and location. Some trees with evidence of ash dieback. Noteworthy trees within this group are listed below - T448 and T167 to T171 Pruning works have been requested by residents to reduce nuisance where trees are overhanging the woodland edge. No height reductions are necessary or required.	See tree works summary below and images (appendix 2) for further details regarding pruning specification. Further details regarding location are included on the tree location plan. <b>Permission is required prior to commencement of works.</b>	Acceptable
T169	Fraxinus excelsior (Ash)	Fair	Fair	Cat 3/4 ash die back. Extensive epicormic growth throughout crown. A vitality check was made in August 2023 and whilst the risk was identified as tolerable (see VALID detailed inspection, appendix 3) in the short term an application to remove the crown and retain stem as a monolith for habitat was approved. This work has not been completed.	Remove canopy and retain section of stem as habitat monolith in accordance with approved planning application ref: 3/2023/0714, see appendix 5. Approval expires on 9/11/25. <b>If not completed prior to this date an new application will be required.</b>	Tolerable
T171	Quercus robur (Common Oak)	Good	Good	Minor deadwood. Good Height/Diameter ratio. No pruning works identified or required. Adequate clearance over pavements and roads however minor pruning at the current time would avoid future nuisance.	Minor pruning to south of canopy where it extends over the road and footpath to ensure statutory clearance of 2.4m over pavements and 5.2m over roads. See tree works summary for further details regarding pruning specification. <b>Permission is required prior to commencement of works.</b>	Acceptable
G3	Prunus species,Betula pendula (Silver Birch),Carpinus betulus (Hornbeam),Acer campestre (Field Maple)	Good	Good	Some tree stakes and tree guards are still in place. Rubbing will damage the stems. This will worsen as the trees mature. Strimmer damage at base of some stems.	<b>Remaining stakes and tree guards require removal. Weed control around base of stems is not to take place with strimmer's.</b>	Acceptable

## Additional comments:

T169 – The permission to carry out the works to this tree expires on 9/11/25.

**It is recommended that this work is carried out prior to this date in the interests of contractor safety and to reduce the risk of harm to people or damage to property as the tree continues to decline.**

The risk level will likely increase to **Not Tolerable** at the time of the next inspection in 2028.

Homeowners had raised concerns regarding trees surrounding/nearby their properties. These trees were the woodland edge of G1 and T170 and T171 (as indicated on the below tree location plan below).

As the trees are protected by a TPO works would only be considered where an actual nuisance (in the legal sense of nuisance) is being caused or where the risk level is not tolerable or not acceptable. Carrying out unnecessary or excessive pruning works has the potential to harm trees and should be avoided.

Pruning works were identified for the abatement of nuisance as follows:

**T171:**

Minor pruning where canopy extending over pavement and road to maintain clearance of 2.4m over pavement and 5.2m over the road.

**G1:**

Where the woodland edge species are extending beyond the railing and over the road consideration should be given to pruning back to the boundary. Affected trees include:

Opposite 18 Sheepfold Cres 2 x elder

Opposite 24 Sheepfold Cres 1 x hawthorn

Minor crown lift/lateral reduction works:

Opposite 29 Sheepfold Cres – Early mature oak. Crown lift to 4m over road by lateral reduction of lowest branches.

Opposite 22 Sheepfold Cres – Early mature oak – Lateral reduction of 2m where extending towards property.

Rear of 15 Sheepfold Cres – Larch – Lateral reduction to create 2m clearance with property.

Opposite 28 Sheepfold Cres – Larch – Lateral reduction to create 2m clearance with property.

**All above works can be achieved by pruning of tertiary and higher order branches only (no pruning on main stem). Natural target pruning to be observed at an appropriate union. No pruning wound greater than 30mm diameter is required. This only requires a negligible loss of live crown mass.**

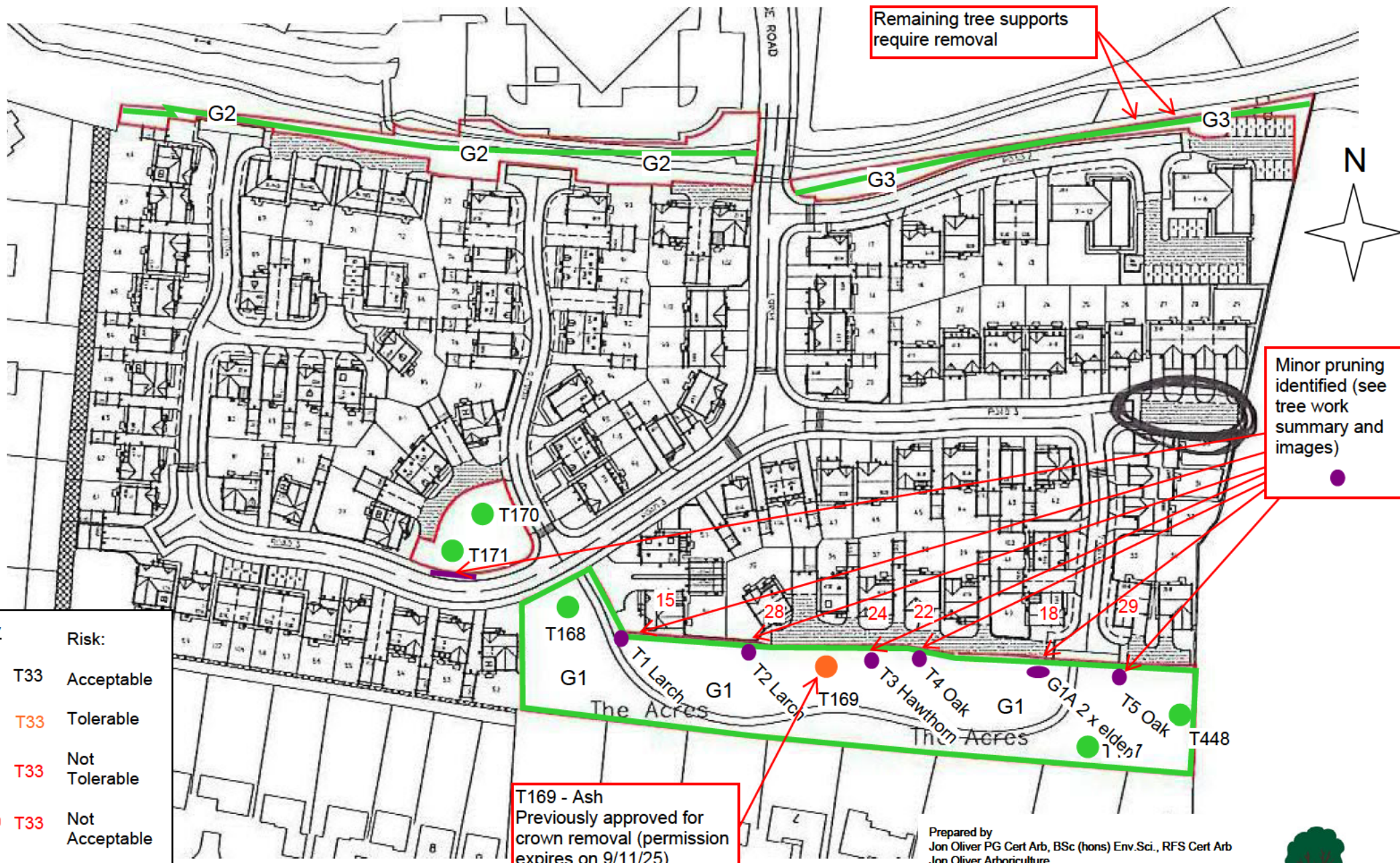
**Permission in writing is required from the local planning authority for all the above works.**

As recommended in the tree schedule (appendix 1) and identified in the 2022 tree survey the remaining stakes and supports to the trees within G3 require removal to stop the potential for damage to the stems. Damage to the cambium layer can lead to decay, loss of vitality or failure of these trees.

Strimming around the base of trees is not to take place as this results in damage to the cambium layer, exposing sap wood which can lead to decay and dysfunction.

Wherever the control of grasses and weeds around tree stems is required the use of herbicide or a geotextile membrane topped off annually with wood chip mulch is recommended.

Tree location plan  
Pendle Hill View BB7 9XS



**Key**

<span style="color: green;">●</span> T33	Risk: Acceptable
<span style="color: orange;">●</span> T33	Risk: Tolerable
<span style="color: red;">●</span> T33	Risk: Not Tolerable
<span style="color: darkred;">●</span> T33	Risk: Not Acceptable

Tree positions are approximate and are for indicative purposes only.

Do not scale from this plan

T169 - Ash  
Previously approved for crown removal (permission expires on 9/11/25)

Remaining tree supports require removal

Minor pruning identified (see tree work summary and images)

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## Tree condition and safety survey

### 1.0 Survey Methodology

- 1.1 Further to my site visit I am pleased to submit the following report with respect to the tree condition and safety survey of the trees under the responsibility of the management company of Pendle Hill View, Barrow, BB7 9XS.
- 1.2 Limits of this report: Trees under the management of EMS at Pendle Hill View housing development. Trees inspected were as discussed with EMS following on from a survey carried out in November 2022 with updates in July 2023.
- 1.3 The survey was carried out as outlined in the Pendle Hill View [VALID](#) Tree Risk-Benefit Management (TRBM) Strategy. Risk is based on a combination of factors in relation to people or property. This takes account of the likelihood of failure, potential severity of injury, target value and frequency of use and occupancy of area. Further details regarding likelihood of failure and risk are detailed in the TRBM Strategy.
- 1.4 The surveyed trees were inspected using standard VTA (Visual Tree Assessment) techniques. If a detailed inspection was required the VALID app may have been used to evaluate risk. A copy of the report will be included in the appendices.
- 1.5 An advanced assessment may be required to examine the suitability for retention of a tree where a significant risk feature is identified. [TreeCalc](#) and/or a [Microsecond timer](#) may be used to aid risk evaluation. A copy of the results will be included in the appendices. If further investigations are required, this will be discussed and arrangements made if the tree is considered of sufficient value to justify the potential cost.
- 1.6 Trees were inspected on foot from the ground only. Where dense ivy cover was present, detailed visual inspection of crown, scaffold branches and stems was limited. Where access was restricted or there was dense undergrowth close inspection of the base was not always possible.

- 1.7 The condition of the trees and any work recommendations are recorded on the tree schedule (appendix 1). Work recommendations are summarised above. For ongoing observation and identification purposes photographs may be included in the appendices.
- 1.8 For identification purposes each tree or group is allocated a number associated with a position on the tree location plan. If trees are located in groups all trees are surveyed but not individually numbered. Trees may be tagged with a metal tree tag if necessary to aid identification.
- 1.9 Trees are dynamic living organisms, whose health and condition can be subject to rapid changes depending upon a number of internal and external factors. The observations and recommendations contained in this report are based on the trees at the time of inspection.  
It should be noted that even apparently sound, healthy trees can fail given sufficiently severe weather conditions.  
If any changes, of any kind, take place or are observed, this may have a bearing on the level of potential risk posed by any tree or group of trees. This may initiate the requirement for an early re-inspection.
- 1.10 Weather conditions were clear and calm. The survey was carried out by Jon Oliver and Sue Elliott of Jon Oliver Arboriculture on 8/4/25.
- 1.11 Jon Oliver is a professional member of the Arboriculture Association and a registered VALIDATOR. In addition, he holds a postgraduate qualification in arboriculture and has been awarded the LANTRA certificate of competence for Professional Tree Inspection.

## **2.0 Survey overview**

- 2.1 The trees surveyed are indicated on the tree location plan above.
- 2.2 The aim of the inspection was to identify any risks to all users of the area.
- 2.3 Works should be prioritised in order of risk. Risk reduction work will be given the highest priority where it's an emergency. Outside of that, the highest risks should be dealt with first and work carried out in a sensible order.

Where the level of risk is considered acceptable or tolerable, work recommendations may still have been made. These are in the interests of best arboricultural practice. This may be to reduce current and future nuisance and/or risk and should be completed if budgetary constraints allow.

### **3.0 General management**

- 3.1 Small diameter deadwood, or even larger diameter deadwood may still be considered an acceptable risk dependent on the location of the tree. Retaining deadwood, where appropriate to do so, is of ecological benefit.
- 3.2 It is of ecological benefit to retain ivy and dense undergrowth, where possible, for the biodiversity it supports. However, where it is especially dense and resulting in increased likelihood of failure or obscuring closer inspection, severing of ivy or removing undergrowth may have been recommended to allow for closer inspection at any future inspection.
- 3.3 Where a tree has been identified for felling it can be beneficial to retain a section of the stem as standing deadwood in the interests of biodiversity. This should only be done where safe to do so. The retained section should be no higher than the distance to any target such as, for example, property or a footpath in the event of failure as the roots plate dies. Where the tree is directly next to a target a section can be retained but should not exceed 3m above ground level.

### **4.0 Future inspections**

- 4.1 A number of factors can influence the reinspection frequency; after ivy has been severed to allow for inspection of stem or scaffold branches, checking vitality when in full leaf, checking scaffold branches/unions during dormancy, monitoring advancement of decay, checking seasonal variations with respect to fungus and annual fruiting bodies.
- The active inspection period by an arborist (when the VALID TRBM strategy provided is adopted) is 36 months but may be sooner to allow for reinspection in the opposite season to current inspection (growing or dormant), if there are

concerns an identified risk feature may worsen or if inspection is required in the immediately opposite season.

The National Tree Safety Group ([ntsgroup.org.uk](https://ntsgroup.org.uk)) recommends that high use areas are inspected every three years.

- 4.2 Passive assessment for obvious tree risk features (TRBM Strategy, 2 – Passive Assessment) is expected to take place by regular site users. Additionally, passive assessment is expected after extreme weather events as detailed within the TRBM Strategy. Any concerns should be brought to our attention and an inspection will be arranged if required.
- 4.3 As your appointed [VALIDATOR](#) I am your first point of contact regarding any queries or concerns.
- 4.4 Any report updates or further identified works arising from interim inspections will be detailed in section 5.0.
- 4.5 The next recommend full survey by an arboriculturist is April 2028.

## **5.0 Report Updates**

- 5.1 Results of any interim inspections will be added below.

Tag	Species	Age class	Height (metres)	Spread (metres)	Physiological Condition	Structural Condition	Comments	Works Recommended	Basic or detailed survey	Risk	Reinspect (months)
G1	Quercus robur (Common Oak), Betula pendula (Silver Birch), Ilex aquifolium (Holly), Larix decidua (European Larch), Acer campestre (Field Maple), Alnus incana (Grey Alder), Crataegus monogyna (Hawthorn), Prunus spinosa (Blackthorn), Corylus avellana (Hazel), Fagus sylvatica (Beech), Alnus glutinosa (Common Alder), Pinus sylvestris (Scots Pine), Fraxinus excelsior (Ash), Prunus species, Norway maple	Y to M	20	16	Fair to Good	Fair to Good	Mixed age wooded area. Minor and moderate deadwood - suitable for retention in interest of biodiversity. No tree risk features identified based on land use and location. Some trees with evidence of ash dieback. Noteworthy trees within this group are listed below - T448 and T167 to T171 Pruning works have been requested by residents to reduce nuisance where trees are overhanging the woodland edge. No height reductions are necessary or required.	See tree works summary and images (appendix 2) for further details regarding pruning specification. Further details regarding location are included on the tree location plan. <b>Permission is required prior to commencement of works.</b>	Basic	Acceptable	36
T448	Oak	M	15	20	Good	Good	Some moderate deadwood on woodland side/west of crown. Acceptable risk due to location. Recent crown reduction works on east of crown (assumed approved as part of planning application relating to development).		Basic	Acceptable	36
Various	Ash	EM to M	20	15	Fair to Good	Fair to Good	Various ash trees located within G1 with ash dieback. See w3w, appendix 4, for locations.	The location of these trees and their current condition is not presenting an elevated level of risk. Further consideration will be required at future inspections.	Basic	Acceptable	36
T167	Larix decidua (European Larch)	M	20	6	Good	Good	Previously identified fruiting body no longer visible. Good vitality, buttress roots sound.		Basic	Acceptable	36
T168	Quercus robur (Common Oak)	M	25	25	Good	Good	Small amount of moderate deadwood as would be expected of a tree of this age. Acceptable risk due to low occupancy. See VALID detailed inspection, appendix 3.		Detailed	Acceptable	36
T169	Fraxinus excelsior (Ash)	M	25	25	Fair	Fair	Cat 3/4 ash die back. Extensive epicormic growth throughout crown. A vitality check was made in August 2023 and whilst the risk was identified as tolerable (see VALID detailed inspection, appendix 3) in the short term an application to remove the crown and retain stem as a monolith for habitat was approved. This work has not been completed.	Remove canopy and retain section of stem as habitat monolith in accordance with approved planning application ref: 3/2023/0714, see appendix 5. Approval expires on 9/11/25. <b>If not completed prior to this date a new application will be required.</b>	Detailed	Tolerable	
T170	Quercus robur (Common Oak)	M	15	15	Good	Good	Long standing lean to the east. Epicormic growth throughout crown. Minor deadwood. Good Height/Diameter ratio. No pruning works identified or required. Adequate clearance over pavements and roads.		Basic	Acceptable	36

Tag	Species	Age class	Height (metres)	Spread (metres)	Physiological Condition	Structural Condition	Comments	Works Recommended	Basic or detailed survey	Risk	Reinspect (months)
T171	Quercus robur (Common Oak)	M	20	15	Good	Good	Minor deadwood. Good Height/Diameter ratio. No pruning works identified or required. Adequate clearance over pavements and roads however minor pruning at the current time would avoid future nuisance.	Minor pruning to south of canopy where it extends over the road and footpath to ensure statutory clearance of 2.4m over pavements and 5.2m over roads. See tree works summary for further details regarding pruning specification. <b>Permission is required prior to commencement of works.</b>	Basic	Acceptable	36
G2	Willow, Crataegus monogyna (Hawthorn), Alnus glutinosa (Common Alder), Fraxinus excelsior (Ash), Acer pseudoplatanus (Sycamore), Ulmus glabra (Wych Elm)	Y to EM	<15	<10	Fair to Good	Fair to Good	Self set, unmaintained group growing on banks of stream. Cat 3/4 ash die back. All trees Acceptable risk due to size and location.		Basic	Acceptable	36
G3	Prunus species, Betula pendula (Silver Birch), Carpinus betulus (Hornbeam), Acer campestre (Field Maple)	Y	6	3	Good	Good	Some tree stakes and tree guards are still in place. Rubbing will damage the stems. This will worsen as the trees mature. Strimmer damage at base of some stems.	<b>Remaining stakes and tree guards require removal. Weed control around base of stems is not to take place with strimmer's.</b>	Basic	Acceptable	36

**Item:** **T** Tree number e.g. T3, T465  
**G** Group entry e.g. G4  
**H** Hedge e.g. H2

**Species:** Usually common name but may also include botanical name.  
**Height:** Estimated height range in metres from base of stem to highest twig branches.  
**Spread:** Estimated diameter range in metres for an indication of maximum crown spread.  
 For group entries this is an estimate for the tallest trees/greatest spread in the group.

**Reinspect:** Reinspection frequency as indicated

**Age class:** **Y** Young tree in its first 1/3<sup>rd</sup> of life expectancy  
**EM** Early mature tree in its 1/3<sup>rd</sup> to 2/3<sup>rd</sup> of life expectancy  
**M** Mature tree in its final 1/3<sup>rd</sup> of life expectancy  
**OM** Over mature tree which is beyond its life expectancy and is declining naturally  
**V** Veteran tree which may be of great age for its species and of high conservation value

**Survey level:** Basic Further details in report and TRBMS  
 Detailed  
 Advanced

**Risk Level:** Acceptable Further details in report and TRBMS  
 Tolerable  
 Not Tolerable  
 Not Acceptable

**P-cond: Physiological condition**  
**Good** Good health and vitality (full crown, no indication of significant health problems)  
**Fair** Fair health and vitality (reduced vitality of crown, possible indications of health problems such as decay fungi or disease)  
**Poor** Significant health problems (significantly reduced vitality of crown, leaf size, discolouration with advanced indication of health problems such as fungi or disease)  
**Dead** Dead tree or in such a stage of decline that any recovery is not expected

**Status:** **CA** Conservation Area  
**TPO** Tree Preservation Order

**S-cond: Structural condition**  
**Good** No significant defects  
**Fair** Significant defects that can be remediated  
**Poor** Significant defect with no remedy

**Abbreviations:** **m** Meters  
**mm** Millimeters  
**DBH** Diameter at breast height (1.5m above ground level)  
**TRBMS** Tree Risk-Benefit Management Strategy

**Dead wood:**  
**Minor** <50mm. Estimated diameter at largest part  
**Moderate** 50mm - 100mm. Estimated diameter at largest part  
**Major** >100mm. Estimated diameter at largest part

**Crown:**  
**Upper crown** Top third of foliage part of crown  
**Mid crown** Middle third of foliage part of crown  
**Lower crown** Bottom third of foliage part of crown

**Ash Dieback:**  
**Cat 1** 100% - 75% of crown remaining  
**Cat 2** 75% - 50% of crown remaining  
**Cat 3** 50% - 25% of crown remaining  
**Cat 4** 25% - 0% of crown remaining

Appendix 2 - Images



Larch (T1)

To rear of 15 Sheepfold Close.

Lateral reduction to create 2m clearance with property.

Pruning specification included in tree works summary (pages 2 and 3).



Larch (T2)

Affecting 28 Sheepfold Close.

Lateral reduction to create 2m clearance with property.

Pruning specification included in tree works summary (pages 2 and 3).



Oak (T4)

Opposite 22 Sheepfold Close  
Minor lateral reduction to reduce encroachment.

Hawthorn (T3)

Opposite 24 Sheepfold Close  
Prune back to boundary.

Pruning specification included in tree works summary (pages 2 and 3).



2 x Elder (G1A)

Opposite 18 Sheepfold Close

Prune back to boundary



Oak (T5)

Opposite 29 Sheepfold Close

Crown raise to 4m over road by lateral reduction.

Pruning specification included in tree works summary (pages 2 and 3).



Oak (T171)

Crown raise of lowest drooping branches.

2.4m over pavement and 5.2m over road.

Pruning specification included in tree works summary (pages 2 and 3).



T169 - Advanced ash dieback.

Crown made up entirely of epicormic growth.

Previously approved for remedial works to create a monolith for habitat (see appendix 5).

Permission expires on 9/11/25



G3

Remaining tree supports still require removal to avoid damage to stems.

## Summary

## Risk



Oak (Tag 168)

<b>Highest Risk</b>	Acceptable
Risk reduction	None
Tree Management	
<b>Review Year</b>	2025
Date Assessed	2022-11-27 01:34 pm
Assessed By	Jon Oliver
Phone Number	[REDACTED]
Email	Info@jon-oliver.com



## Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
Oak	20	Est 120	24

## Risk Inputs

### Likelihood of Occupation



People



Weather Affected



Walking



### Consequences



Tree



Stem



Branch



Deadwood



### Likelihood of Failure

VITALITY	V	crown density woundwood response growth	G
ANATOMY	A	wood properties architecture H/D ratio	A
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	G
DEFECT	D	soundwood decay - extend feature or fault	A



## Notes

The highest risk is failure of moderate deadwood.

## Summary

### Ash (T169)



### Tree Details and Location



<b>Highest Risk</b>	<b>Tolerable</b>
Risk reduction	Reduce to monolith for habitat.
Tree Management	
<b>Review Year</b>	<b>2025</b>
Date Assessed	2023-07-10 02:40 pm
Assessed By	Jon Oliver
Phone Number	[REDACTED]
Email	Info@jon-oliver.com

### Risk



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
Ash	20	100	25
Barrow			
Clitheroe			

### Likelihood of Occupation



### Risk Inputs



Structure



Parked



Services



Train|Tram



Property

C

### Consequences



Tree



Stem



Branch



Deadwood



C

1

Very High

### Likelihood of Failure

VITALITY	V	crown density woundwood response growth	A
ANATOMY	A	wood properties architecture H/D ratio	A
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	A
DEFECT	D	soundwood decay - extend feature or fault	A

This tree is displaying signs of advanced ash dieback and is estimated to be cat 3/4 with in the region of 25-50% remaining live crown which is mostly made up of epicormic growth.

Whilst it is currently a tolerable risk consideration needs to be give to the safety of contractors that may need to dismantle this tree in the future as the risk increases.

As this tree is in terminal decline it is recommended that an application to fell this tree is submitted for felling as soon as a decision notice is received.

If desired, the main stem could be retained (at a height no greater than the distance from the nearest target) to create a habitat feature in the interests of biodiversity.



F

3

Moderate

### Notes

The highest risk is failure of secondary limbs.

## Appendix 4 - w3w locations

What 3 words locations - Pendle Hill View

What 3 Words is a free app for smart phones. Using the link below will allow you to navigate to the positions indicated.

Accuracy is approximately within 5m (depending on your device and the canopy density).

This will be sufficient to locate the feature/tree of interest alongside descriptions and photographs

Open what 3 words on your phone or computer and go to saved locations and click on Pendle Hill View.

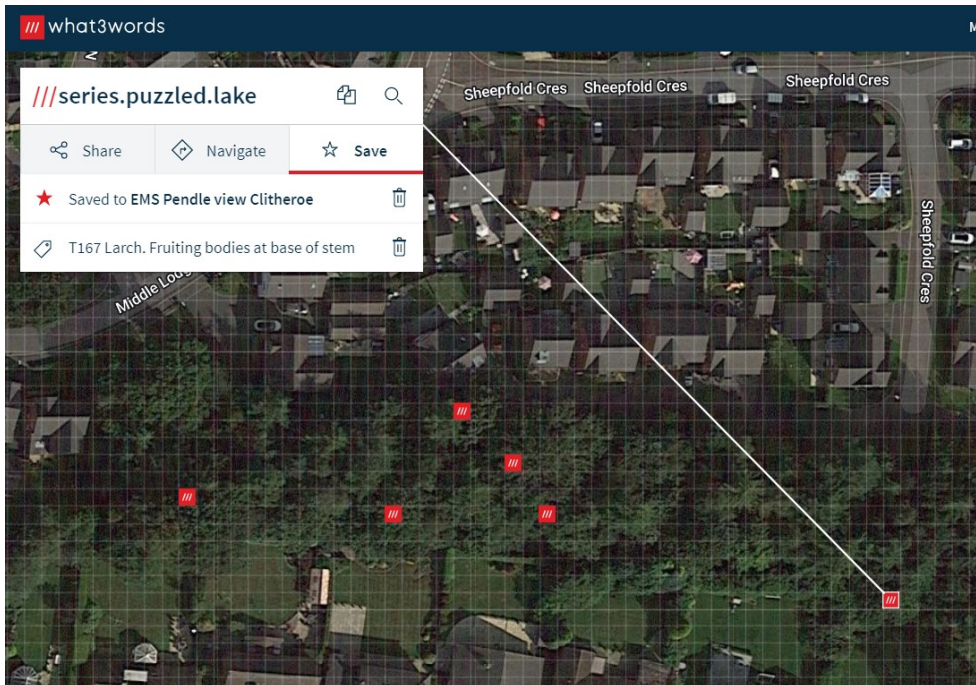
<https://what3words.com/list/229533458>

You may need to view the link directly in your smart phone via an email invite if w3w have not added the list.

email me at [info@jon-oliver.com](mailto:info@jon-oliver.com) to receive a link. You will need to use the email address linked to your w3w account.

List	3 word address	Label (Brief description see also App1 Tree Schedule)
EMS Pendle view Clitheroe	/// <a href="#">series.puzzled.lake</a>	T167 Larch. Fruiting bodies at base of stem
EMS Pendle view Clitheroe	/// <a href="#">promoting.potential.agreeing</a>	Ash Reinspect when in full leaf for ash dieback
EMS Pendle view Clitheroe	/// <a href="#">duck.restores.asked</a>	Ash Reinspect when in full leaf for ash dieback
EMS Pendle view Clitheroe	/// <a href="#">splendid.uppermost.puzzle</a>	Ash Reinspect when in full leaf for ash dieback
EMS Pendle view Clitheroe	/// <a href="#">automate.decently.safely</a>	Tag 169. Ash Reinspect when in full leaf for ash dieback
EMS Pendle view Clitheroe	/// <a href="#">quite.parading.curtail</a>	Ash Reinspect when in full leaf for ash dieback

Screen Shot of w3w map.



Updates as of April 2025

All ash trees (with the exception of T169) are considered an acceptable risk due to size and location.

T167 Larch. No indication of loss of vitality and fruiting body no longer present.

## Appendix 5 - Planning approval relating to T169

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk) [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

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Town and Country Planning Act 1990

### TREE WORK PERMISSION

**APPLICATION NO:** 3/2023/0714

**DECISION DATE:** 10 November 2023

**DATE RECEIVED:** 15/09/2023

**TREE PRESERVATION ORDER:** 135 – 1994 Old Print Works, Barrow

#### **APPLICANT:**

Mathew Will

Pendle Hill View Management Company Ltd

c/o agent

#### **AGENT:**

Mr Jon Oliver

Jon Oliver Arboriculture

65 Ullswater Road

Lancaster

LA1 3PS

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**DETAILS OF TREE WORK:** Tree Works - T169 (Ash) Monolith stem to 6- 8m to retain as a habitat feature and enhance the areas biodiversity value due to ash dieback.

**AT:** Woodland to rear of Sheepfold Crescent Barrow BB7 9XS

Ribble Valley Borough Council hereby give notice that **consent has been granted** for the carrying out of the above tree work subject to the following condition(s):

1. All tree work hereby granted consent shall be in accordance with BS3998 for tree work.

Reason: To safeguard the health and appearance of the tree being retained.

2. All works granted consent must be completed within 2 years of the date of consent.

Reason: Required in accordance with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. 2 x replacement maple tree[s] shall be planted in the immediate vicinity within 12 months of the completion of tree works undertaken by permission of this consent.

Reason: In order to preserve the visual amenity of the trees that at present exist on the site

#### **Informative**

Removal of vegetation within the nesting bird season and vegetation with the potential to support other Protected Species should be preceded by a pre-clearance check as outlined in BS3998 :2010 Tree Work - Recommendation 5.3 Habitat & Wildlife in respect of the preliminary surveys and checks necessary.

The granting of this consent does not infer the right nor grant consent for works to trees outside of the applicants ownership. As such the applicant is advised to seek the independent consent of relevant landowner(s) where approved works will affect trees in third-party ownership.

*Nicola Hopkins*

NICOLA HOPKINS - DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

**Notes**

1. This Decision Notice should be read in conjunction with the officer's tree work report which is available to view on the website.
2. Right of Appeal - If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed tree works or to grant it subject to conditions, then you can appeal to the Secretary of State under Regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. If you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. For further information and to submit your appeal online please see:-[Tree preservation order appeals: procedure guide - GOV.UK \(www.gov.uk\)](#). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy on Tel: 0303 444 5000.