

320130174P

Arboricultural Method Statement, Tree
Protection Plan & Temporary Protective
Fencing Specification

in Respect of Condition 3 of Planning Approval no. 3/2012/0760 at



Child Action Northwest, Whalley Road,
Wilpshire, Blackburn, Lancashire, BB1 9LL

Prepared by:

Bowland

January 2013

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

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

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

RECEIVED

22 OCT 2012

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2012/0760

DECISION DATE: 19 October 2012

DATE RECEIVED: 28/08/2012

APPLICANT:

Mr Matthew Shaw
The Homestead
Whalley Road
Wilpshire
Lancashire
BB1 9LL

AGENT:

Sunderland Peacock & Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancs
BB7 2AG

DEVELOPMENT Creation of additional car parking.

PROPOSED:

AT: The Homestead (Head Office) Whalley Road Wilpshire Blackburn
Lancashire BB1 9LL

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 25th September 2012 entitled:

Proposed Creation of additional parking to North East of Site - Carrying Drawing No: 4275-02 A.

Reason: For the avoidance of doubt since the proposal was the subject of agreed amendments.

P.T.O.

3. Prior to commencement of any site works including delivery of building materials and excavations for the car park the Sycamore and Birch Trees growing immediately adjacent to the proposed car park shall be protected in accordance with the BS5837 2012 [Trees in Relation to Construction].

The details of the tree protection measures, including a tree protection monitoring schedule, shall be submitted and agreed in writing with the Local Planning Authority and implemented in full under the supervision of a qualified arboriculturalist, in liaison with the Countryside/Tree Officer.

The root protection/exclusion zone shall remain in place until all building work has been completed and all excess materials have been removed from site including soil/spoil and rubble.

During the building works no excavations or changes in ground levels shall take place and no building materials/spoil/soil/rubble shall be stored or redistributed within the protection/exclusion zone, in addition no impermeable surfacing shall be constructed within the protection zone.

No tree surgery or pruning shall be implemented without prior written consent, which will only be granted when the local authority is satisfied that it is necessary is in accordance with BS3998 for tree work and carried out by an approved arboricultural contractor.

Reason: In order to ensure that trees of visual amenity/botanical/historical value are protected against adverse affects of development in accordance with policies G1 and ENV13 of the Ribble Valley Districtwide Local Plan.

4. Notwithstanding any indication on the approved plans, no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system, restricting residual surface water discharge to 5l/s or Greenfield runoff whichever is the greater, has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

Reason- To secure the proper drainage and to reduce the risk of flooding in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan.

5. Notwithstanding the details of the submitted plans, the proposed car park shall be constructed using permeable materials on a permeable base, the details of which shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason- To ensure a satisfactory form of development and to prevent an undue increase in surface water run off in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan

Relevant planning policy

Policy G1 - Development Control
Policy T7 - Parking Provision
Policy ENV13 - Landscape Protection
Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

P.T.O.

[illegible]

Job Reference: BTC430

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Sycamore	15	580	N 6 E 5 S 8 W 7	2.5-S 2.5	EM	G	Stem trifurcates into primary branches at a height of approximately 3.5m.	- Protect Root Protection Area (RPA) throughout development in accordance with Tree Protection Plan and Temporary Protective Fencing Specification. - Prune south side of crown to obtain a 3.5m ground clearance.	40+	A1	152	6.96
T2	Silver Birch	14	450	N 5 E 5.5 S 6 W 2.5	4-S 2.5	M	G	- Stem trifurcates into primary branches at a height of approximately 4m. - Moderately biased crown to east due to partial suppression by neighbouring tree(s).	Protect RPA throughout development in accordance with Tree Protection Plan and Temporary Protective Fencing Specification.	20+	B1/2	92	5.4

Headings and Abbreviations:

Allocated sequential reference number - Tree (T*), Group (G), Woodland (W*) or Hedge (H*) reference number - refer to plan and to numbered tags where applicable in common name

Measures, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of SS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Root radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height

Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

Comments relating to the tree's overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological

Either Preliminary or in Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

Estimated Remaining Contribution - in years as per SS5837:2012 (i.e. <10, 10+, 20+, 40+)

Category Grading - tree retention value listed as U, A, B or C - in accordance with SS5837:2012 Table 1

Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage

Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided

ARBORICULTURAL METHOD STATEMENT IN RESPECT OF CONDITION 3 OF PLANNING APPROVAL NO. 3/2012/0760	
Site:	Child Action Northwest, Whalley Road, Wilpshire, Blackburn, Lancashire, BB1 9LL
Agent for Client:	Sunderland Peacock & Associates Ltd

Surveyor:	Phill Harris – Chartered Arboriculturist
Assessment Date:	5 January 2013
Job Reference:	BTC430

Table of Sequence of Works:

No.	Operation*	Timing	Arboricultural Supervision
i	^Carry out approved pruning works to tree T1 in accordance with works detailed in Tree Survey Schedule and Tree Protection Plan	To be carried out prior to any other site works, including deliveries and access formation	N/A
ii	Install temporary protective fencing to protect, as far as is practicable, the Root Protection Areas (RPAs), crowns and stems of trees T1 and T2, in locations identified on Tree Protection Plan ref. BTC430-TPP	Fencing to be erected on completion of tree works at Item i, and prior to any other site works, including deliveries	Consulting arboriculturist to verbally brief fencing contractor prior to starting works and be on site to appraise fencing following its erection
iii	Carry out main construction works	To commence on completion of Item ii	Consulting arboriculturist to carry out site visits to check secureness of fencing at 30 day intervals following ii, above
iv	Complete main construction works and subsequently remove all associated operational materials excess to Item v, below	To commence on completion of Item iii	Construction contractor to provide written and photographic confirmation to consulting arboriculturist that construction has been fully completed, that the site is cleared of materials and that the temporary protective fencing is still in place
v	Remove temporary protective fencing	To commence on completion of Item iv	None

*Note: All operations to be subject to approved risk assessments and method statements to be provided by applicable contractor(s)

^Important: Tree works only to be carried out on receipt of written confirmation of approval from Ribbles Valley Borough Council

ARBORICULTURAL METHOD STATEMENT IN RESPECT OF CONDITION 3 OF PLANNING APPROVAL NO. 3/2012/0760	
Site:	Child Action Northwest, Whalley Road, Wiltshire, Blackburn, Lancashire, BB1 9LL
Agent for Client:	Sunderland Peacock & Associates Ltd

Surveyor:	Phill Harris – Chartered Arboriculturist
Assessment Date:	5 January 2013
Job Reference:	BTCA30

General Recommendations in Respect of Works:

- All tree works should be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule prior to the erection of the Temporary Protective Fencing.
- All tree works should conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment should be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives should be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6.0 metres of any retained tree should be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts should be made by the tree contractor to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees, as detailed on the TPP.
- All tree works arising should be removed from the site.
- The Temporary Protective Fencing should be erected following the completion of the tree works but prior to allowing site access to any construction machinery, vehicles or materials.
- Where the alignment specified on the TPP cannot be achieved due to existing obstacles and topography then an alignment as close as possible will be sought in accordance with the supervising arboriculturist's advice.
- The Temporary Protective Fencing should remain in place until completion of the relevant part(s) of the development.
- Once the fencing has been erected, both the tree officer and the supervising arboriculturist should be notified.
- Any damage occurring to Temporary Protective Fencing during the subsequent construction phase should be reported to the arboriculturist immediately and be made good by the main contractor as soon as is practicable.
- Protective fencing should not be re-aligned unless approved by, and under the supervision of, the supervising arboriculturist.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within the CEZs.
- No concrete should be mixed within the CEZ(s).
- No vehicular access should occur within the CEZ(s).
- No excavation or any other operations should occur within the CEZs.
- No excavation should occur at any distance less than 300mm from Temporary Protective Fencing.
- Any damage occurring to Temporary Protective Fencing during the construction phase should be reported to the arboriculturist immediately and be made good by the main contractor as soon as is practicable.
- All construction equipment and materials should be stored outside CEZs.
- No fires should be lit within 15.0m of any tree crown.
- Deliveries by crane should be supervised by the Site Agent, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) should be discharged within 10.0m of any tree crown. This should take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services should be attached to any part of any tree.
- A log should be kept of any activity or incident with an impact or potential impact on protected trees or their CEZs and made available at all times for review by the supervising arboriculturist and the tree officer.
- Fence dismantling should be carried out carefully in order to avoid damage to trees.
- All fencing materials, including hoarding, scaffolding, etc., should be removed from site immediately following dismantling.
- No heavy machinery should enter the designated CEZ(s) during the fence dismantling process.
- No excavation works or other operations should occur within the CEZs during the fence dismantling process.

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The potential influence of trees upon buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The advice of a structural engineer must be sought with regard to appropriate foundation depths for new buildings, with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

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- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by **Temporary Protective Fencing**, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be protected throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2005 Fig. 2 (overleaf) and, if applicable, as defined by area on the Tree Protection Plan (TPP);
 2. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
 3. preclude any delivery of site accommodation and/or materials and/or plant machinery;
 4. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
 5. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.
- Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be of at least 2.1 metres in height and, in agreement with the LPA, be either weldmesh "Heras" panels or 18mm thick exterior grade plywood boards.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Fig. 1, overleaf) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arborist shall inspect the Temporary Protective Fencing.

Temporary Ground Protection

1. Any necessary Temporary Ground Protection shall conform to Figure 3 of BS5837:2005 (see overleaf).
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Arboricultural Consultant shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

– CONSTRUCTION EXCLUSION ZONE – KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE
PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY
LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY **ALL** PERSONNEL:

- THE PROTECTIVE FENCING MUST **NOT** BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Fig. 1: CEZ Warning Sign

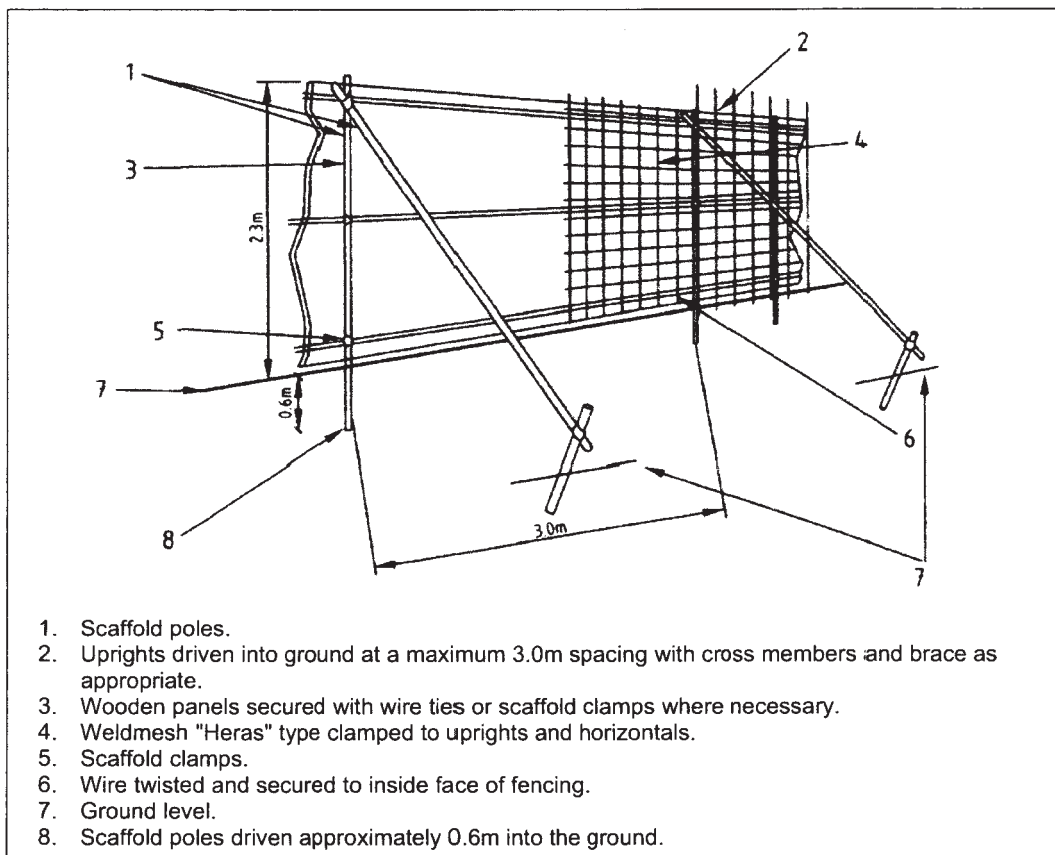


Fig. 2: BS5837:2005 Temporary Protective Fencing – Recommended Construction