

**Proposed Residential Development.  
Land at 329 Preston Road, Grimsargh,  
Preston PR2 5JT.**

## **Tree Survey and Arboricultural Impact Assessment**

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## **1.0 INTRODUCTION**

- 1.1 This Tree Survey and Arboricultural Impact Assessment has been prepared by Richard Eaves CMLI to British Standard 5837: 2012 Trees in relation to design, demolition and construction – Recommendations at 329 Preston Road, Grimsargh where an outline application for the erection of up to 33 dwellings with access from Preston Road is proposed.
- 1.2 A topographical survey plan was provided with trees and other vegetation indicated, and it has been assumed that the tree locations are accurate. Additional trees not shown on the plan have been plotted.
- 1.3 A site visit was undertaken on Thursday 19<sup>th</sup> April 2018. All observations were made from ground level without detailed investigations. Where access was not possible measurements were estimated. It should be noted that this survey is not a tree safety inspection and is undertaken to inform the planning process.
- 1.4 This document has been updated in September 2018 to take account of the current site layout.

## **2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND WILDLIFE**

### **Tree Preservation Orders and Conservation Area Designations**

- 2.1 Section 198 of the Town and Country Planning Act 1990 and associated Regulations empowers local planning authorities to protect trees in the interests of amenity by making Tree Preservation Orders. Section 211 of the Town and Country Planning Act 1990 also affords protection for trees over 75mm diameter that stand within the curtilage of a Conservation Area.
- 2.2 Subject to certain specified exemptions, an application must be made to the local planning authority to carry out works upon or to remove trees that are subject to a Tree Preservation Order, whilst six weeks notice of intention must be given to carry out works upon or remove trees within a Conservation Area and not protected by a Tree Preservation Order. However, where directly affecting the implementation of an approved development, works may be carried out to trees thus protected as are necessary to implement the development.

- 2.3 It is not known if any trees are protected by Tree Preservation Orders and the presence of any such statutory protection should be checked with the local planning authority. No trees unless dead or dangerous shall be felled, topped, lopped or destroyed without the consent in writing of the local planning authority.

### **Protected Species**

- 2.4 Nesting birds are afforded statutory protection under the Wildlife and Countryside Act (1981) (as amended) and their potential presence should therefore be considered prior to vegetation clearance which should be avoided during the bird nesting season – March to August inclusive, unless it can be demonstrated by an ecologist that no breeding birds, active nests or fledglings are present.
- 2.5 All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2010. Should any bat roost be identified in proximity to the proposed works they should be investigated by a qualified and suitably experienced ecologist.

### **3.0 ARBORICULTURAL CONSTRAINTS**

- 3.1 The tree data collected on site is presented in the Tree Survey Schedule at Appendix 1 which should be read with associated key which explains the terms and abbreviations used in the schedule together with the Tree Constraints Plan at Appendix 2.
- 3.2 The trees respective retention values are rated either A, B, C or U as detailed in BS5837:2012 Table 1. The former classification is for trees considered of high quality and subsequently most suitable for retention and the latter for trees in relatively poor condition whereby they should be removed for reasons of sound arboricultural management. As such the guidance states that only trees classed as A, B or C should be a material consideration in the development process. A total of fifteen individual trees and five hedgerows have been surveyed.

- 3.3 The Tree Constraints Plan shows a representation of the crown spread of each tree or group marked with a colour representing each category as identified in the key on the plan. The Tree Constraints Plan also shows the Root Protection Areas. This represents the minimum area which should ideally be left undisturbed around each tree or group were it to be retained.
- 3.4 Category A trees are those of significant high quality and value in terms of arboriculture, landscape and conservation. These trees normally pose a constraint to development and should be retained and protected within the design if possible. One individual tree has been identified as a category A tree.
- 3.5 Category B trees are those of moderate quality and value in terms of arboriculture, landscape and conservation, these trees may pose a constraint to development and should be retained and protected within the design if possible. Five individual trees have been identified as category B trees.
- 3.6 Category C trees are those of low quality and value in terms of arboriculture, landscape and conservation and young trees with a stem diameter of 150mm or less. These trees should not be considered as posing a constraint to development but should be retained and protected or a case presented for removal. Nine individual trees have been identified as category C trees.
- 3.7 Category U trees are those in such a condition that any existing value would be lost within ten years and which should, in the current context be removed for reasons of sound arboricultural management. No category U trees have been identified.
- 3.8 Hedgerows have not been afforded a quality value as they do not fall within the scope of BS5837:2012.

#### **4.0 ARBORICULTURAL IMPACT ASSESSMENT**

- 4.1 The table below shows that the removal of one category C tree will be necessary to implement the proposed development. Part of one hedgerow should be trimmed back to improve access and one hedgerow should be removed due to its poor condition.

## ARBORICULTURAL IMPACT ASSESSMENT TABLE

Category	Removals necessary to implement development	Removals recommended for non development related reasons
A	-	-
B	-	-
C	T15	-
U	-	-
Hedge	Part H3 trimmed back	H4

4.2 The tree removal can be mitigated by new tree and shrub planting on site to provide integration, enhanced biodiversity and visual amenity which can be conditioned by the local planning authority when granting a planning approval.

### 5.0 RECOMMENDATIONS

5.1 Prior to site works commencing those trees identified for retention in proximity to the works shall be physically protected from damage. This shall be achieved by the erection of fixed barrier fencing outside the root protection area. The location and extent of the tree protection barriers to provide a construction exclusion zone is shown on the Tree Protection Plan at Appendix 3.

5.2 Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. Barriers should be maintained to ensure that they remain rigid and complete. Barriers shall consist of 2m high heras type weldmesh panels on rubber or concrete feet, joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the couplers shall be at least 1m and shall be uniform throughout the fence. The panels shall be supported on the inner side by stabiliser struts as BS5837:2012 Figure 3 at Appendix 4. Tree protection notices shall be fixed to the barriers at regular intervals as the example in Appendix 5.

5.3 Once erected tree protection barriers shall be regarded as sacrosanct and must not be removed or altered without the prior approval of the local planning authority.

5.4 Within the construction exclusion zone the following shall apply:

- There shall be no changes in ground levels
- No excavation whatsoever
- No storage of plant or materials
- No storage or handling of any chemicals including cement washings
- No vehicular access

5.5 No fire shall be lit within 20m of any tree.

A 10m separation distance shall be observed between any tree and substances injurious to tree health including fuel, oil, bitumen, cement, concrete mixing and other chemicals.

5.6 The temporary tree protection barriers shall be regularly checked and maintained in good condition for the duration of the works. Site checks will be the responsibility of the site foreman or a person authorised in their absence and shall be recorded in a site specific diary which shall be available at all times upon request. All diary entries shall be authorised and checked by the site foreman or appointed person. All communications with the local planning authority, shall be recorded, entered in the site diary and authorised by the site foreman or appointed person.

5.7 On completion of construction works tree protection barriers should be carefully removed, all retained trees should be re-inspected and assessed to ensure public safety. Any tree works are to be agreed with the local planning authority.