



Arboricultural Constraints Appraisal

in Relation to Proposed Construction of Food Store at



**Pennylands House, High Street,
Skelmersdale, Lancashire, WN8 8AZ**

Prepared by:

Bowland 
Tree Consultancy Ltd

November 2021

ARBORICULTURAL CONSTRAINTS APPRAISAL PENNYLANDS HOUSE, SKELMERSDALE

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**ARBORICULTURAL CONSTRAINTS APPRAISAL
PENNYLANDS HOUSE, SKELMERSDALE**

Project Details

Project No.: BTC2352

Site: Pennylands House, High Street, Skelmersdale, WN8 8AZ

Agent for Client: Avison Young

Council: West Lancashire Borough Council

Survey Dates: 12 October 2018 & 11 November 2021

Surveyed by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Prepared by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Checked by: Phil Humeniuk FdSc

Date of Issue: 17 November 2021

Version No: 2

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. 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. 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 tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL	
Site:	Pennylands House, High Street, Skelmersdale, Lancashire, WN8 8AZ
Agent for Client:	Avison Young

Surveyor:	Phill Harris Chartered Arboriculturist
Survey Dates:	12 October 2018 & 11 November 2021
Job Ref:	BTC2352

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Himalayan Birch	11	300#	N 4.5 E 4.5 S 4.5 W 4.5	2.5 2	SM	G	<ul style="list-style-type: none"> Located on neighbouring land and therefore not inspected in detail. Several tight forks at branch bark unions. 		40+	B1	41	3.6
T2	Sycamore	14.5	740	N 7 E 9 S 8.5 W 8.5	2 2	M	G	<ul style="list-style-type: none"> Several <i>Ganoderma</i> sp selective white rot decay and <i>Daldinia concentrica</i> white rot decay causing fungal fruiting bodies to south of stem base. Sounding with nylon mallet in area of fungal fruiting bodies indicated presence of area of internal decay to stem base below approximately 300mm height. Stem divides into multiple primary branches at a height of approximately 2m. Three partially occluded pruning wounds up to approximately 300mm diameter to stem and primary branches. 		20+	B1	248	8.88
T3	Norway Maple	13	380	N 4 E 3.5 S 3.5 W 4	3-S 2	SM	G	<ul style="list-style-type: none"> Part of wider group in north-western corner of site. Large 1m x 400mm partially occluded wound to lower stem, with no signs of progressive decay within. 		10+	C1/2	65	4.56
T4	Sycamore	14	380	N 1.5 E 6.5 S 5 W 1.5	2 2	SM	G	<ul style="list-style-type: none"> Part of wider group in north-western corner of site. Minor stem lean and highly biased crown south-east. 		40+	C1/2	65	4.56
T5	Norway Maple	15	450	N 4.5 E 4 S 3.5 W 3	3.5 2.5	SM	G	<ul style="list-style-type: none"> Part of wider group in north-western corner of site. Stem bifurcates at a height of approximately 3.5m with a tight fork at branch bark union. 		20+	B1	92	5.4

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable

Species: Common name

Height: In metres, to nearest half metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed

Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Branch & Canopy Clearances: 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 ratio, potential for shading, etc.

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

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

General Observations and Comments: Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.

Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)

Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1

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

RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

(Estimated Dimensions): 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 is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL	
Site:	Pennylands House, High Street, Skelmersdale, Lancashire, WN8 8AZ
Agent for Client:	Avison Young

Surveyor:	Phill Harris Chartered Arboriculturist
Survey Dates:	12 October 2018 & 11 November 2021
Job Ref:	BTC2352

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)
T6	Sycamore	14	530	N 7 E 4 S 7 W 7	3 1.5	EM	G	<ul style="list-style-type: none"> Part of wider group in north-western corner of site. Stem divides trifurcates at a height of approximately 3m. Moderately biased crown west due to partial suppression by neighbouring trees. 		40+	B1	127	6.36
T7	Sycamore	11	390	N 1 E 4.5 S 5 W 5	3.5-S 1.5	SM	G	<ul style="list-style-type: none"> Part of wider group in north-western corner of site. Highly biased crown south due to partial suppression by neighbouring trees. 		40+	B1	69	4.68
T8	Rowan	7.5	300	N 2.5 E 2.5 S 2.5 W 2.5	2.5 3.5	EM	G	<ul style="list-style-type: none"> Evidently a variety of Rowan grafted onto Swedish Whitebeam rootstock. Large amount of dense adventitious growth of latter around stem base. Minor stem lean east. Several very tight forks of branch bark unions. 		10+	C1	41	3.6
T9	Rowan	9	350#	N 3 E 3 S 3 W 3	3 2	EM	G	<ul style="list-style-type: none"> Evidently a variety of Rowan grafted onto Swedish Whitebeam rootstock. Large amount of very well established adventitious growth of latter around lower stem, which has developed into the tree's lower crown and impeded access to stem. Whitebeam growth has large number of Included bark unions of very tight forks. Several very tight forks of branch bark unions. 		10+	C1	55	4.2
T10	Rowan	8	320	N 2.5 E 3.5 S 4 W 3	2.5 2.5	EM	M/P	<ul style="list-style-type: none"> Young Elder growing at stem base. Minor stem lean south. Multiple tight forks with included bark unions. Crown showing signs of a moderate reduction in vitality. 		10+	C1	46	3.84
T11	Sycamore	10.5	440	N 5 E 5 S 5 W 6	3.5 2	SM	M	<ul style="list-style-type: none"> Crown showing signs of a reduction in vitality with small leaves and approximately 50% leaf loss at time of survey. 		20+	B1	88	5.28
T12	Norway Maple	11	360	N 4 E 3.5 S 4 W 4	3 2.5	SM	G	<ul style="list-style-type: none"> Located in grass verge outside site redline boundary and therefore understood to be under Council ownership. Stem bifurcates at a height of approximately 3m. 		40+	B1	59	4.32

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T13	Sycamore	14	440	N E S W 5	4-N&W 3	EM	G	<ul style="list-style-type: none"> Located in grass verge outside site redline boundary and therefore understood to be under Council ownership. Roots evidently causing minor displacement to pavement hard surface. Crown lifted to a height of 3m with number of resultant partially occluded pruning wounds. 		20+	B1	88	5.28
T14	Sycamore	16	510	N E S W 5.5	3.5-S 3.5	EM	G	<ul style="list-style-type: none"> Located in grass verge outside site redline boundary and therefore understood to be under Council ownership. Roots evidently causing minor displacement to pavement hard surface. Crown lifted to a height of 3m with number of resultant partially occluded pruning wounds. 		20+	B1	118	6.12
T15	Weeping Cherry	4	350#	N E S W 2	N/A N/A	M	D	<ul style="list-style-type: none"> Dead. Located within area that was not accessed as it is surrounded by dense ground vegetation, and tree therefore viewed only from a distance. 		<10	U	55	4.2
T16	Weeping Cherry	4	350#	N E S W 3	3.5 1.5	M	P	<ul style="list-style-type: none"> Located within area that was not accessed as it is surrounded by dense ground vegetation, and tree therefore viewed only from a distance. Crown showing signs of a significant reduction in vitality. Crown previously heavily reduced. Short projected remaining life expectancy. 		<10	U	55	4.2
T17	Weeping Cherry	4	260#	N E S W 2	3.5 1.5	M	P	<ul style="list-style-type: none"> Located within area that was not accessed as it is surrounded by dense ground vegetation, and tree therefore viewed only from a distance. Crown showing signs of a significant reduction in vitality. Crown previously heavily reduced. Short projected remaining life expectancy. 		<10	U	31	3.12
T18	Field Maple	7.5	300#	N E S W 3.5	2-S 2	SM	G	<ul style="list-style-type: none"> Located on neighbouring land to north and therefore not inspected in detail. 		10+	C1	41	3.6
T19	Silver Birch	9.5	210#	N E S W 3.5	2 1.5	SM	G	<ul style="list-style-type: none"> Located on neighbouring land to north and therefore not inspected in detail. Moderately severe stem curvature at a height of approximately 1m. West side of crown heavily pruned with number of resultant torn branch stubs. 		10+	C1	20	2.52

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Surveyor: Phill Harris Chartered Arboriculturist
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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)
G1	Mahonia, Blackthorn, Buddleia, Berberis, Dogwood, Snowy Mespilus, Sycamore, Cotoneaster, etc.	≤ 7	≤ 100	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 0	Y-SM	G	<ul style="list-style-type: none"> Very closely spaced group consisting mainly of a mix of various shrubs, with one very young Sycamore and one very young Norway Maple. Group growing along both side of wire mesh security fence, with many stems growing through structure. Subsequently not considered suitable for retention. 		<10	U	≤ 5	≤ 1.2
G2	2no. Norway Maple, 1no. Red Oak, Dogwood	≤ 6.5	≤ 6x40 (ms)	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> Very closely spaced group of multi-stemmed coppice regrowth. Subsequently not considered suitable for retention. 		<10	U	≤ 4	≤ 1.18
G3	25no. Red Oak, 1no. Sycamore	≤ 17	≤ 450#	N ≤ 6 E ≤ 6 S ≤ 5.5 W ≤ 6	2 ≥ 2	Y-EM	G	<ul style="list-style-type: none"> Very closely spaced group. Majority of trees within semi-mature age range. Moderate to highly biased crowns and stem leans throughout group due to lack of silvicultural thinning works and subsequent close proximity of trees to each other. 	Thin group by approximately 30%.	20+	B1/2	≤ 92	≤ 5.4
G4	15no. London Plane	≤ 13.5	≤ 300#	N ≤ 5.5 E ≤ 3.5 S ≤ 6 W ≤ 3	4 ≥ 2	Y-SM	G	<ul style="list-style-type: none"> Closely spaced group. Majority of trees within young age range. Located within area that was not accessed as it is surrounded by dense ground vegetation and has wire mesh security fence to south, and group therefore viewed only from a distance. West section of group evidently growing in raised planting area with retaining wall to their south. 		20+	B1/2	≤ 41	≤ 3.6
G5	6no. Scots Pine	≤ 15	≤ 2x300 (ts)#	N ≤ 6 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	3-S ≥ 4	SM	G	<ul style="list-style-type: none"> Closely spaced group. Located within area that was not accessed as it is surrounded by dense ground vegetation and has wire mesh security fence to south, and group therefore viewed only from a distance. Growing in raised planting area with retaining wall to trees' south. Ivy up all lower stems. 		40+	B1/2	≤ 81	≤ 5.09
G6	2no. Purple Plum	≤ 8	≤ 350#	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	1.6 ≥ 1	EM-M	G	<ul style="list-style-type: none"> Moderately spaced pair. Crown of east tree showing signs of a significant reduction in vitality with subsequent short projected remaining life expectancy. Crown of west tree showing signs of a moderate reduction in vitality with subsequent moderately short projected remaining life expectancy. 		<10	U	≤ 55	≤ 4.2

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G7	2no. Cotoneaster, 1no. Goat Willow, Privet	≤ 6	≤ 100#	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> Closely spaced pair of Cotoneasters with individual Goat Willow and several Privets growing within area that was not accessed as it is surrounded by dense ground vegetation and on opposite side of wire mesh security fence. 		10+	C1	≤ 5	≤ 1.2
G8	1no. Field Maple, 1no. Silver Birch, 1no. Sycamore	≤ 13.5	≤ 350#	N ≤ 4 E ≤ 4 S ≤ 4.5 W ≤ 4	N/A ≥ 2	SM	G	<ul style="list-style-type: none"> Moderately closely spaced group located on neighbouring land to north and therefore not inspected in detail. Ivy to stems. 		20+	B1	≤ 55	≤ 4.2
G9	1no. Wild Cherry, 1no. Silver Birch	≤ 9.5	≤ 2x250 (ts)	N ≤ 4 E ≤ 4 S ≤ 4 W ≤ 4	N/A N/A	SM	P-M/P	<ul style="list-style-type: none"> Loose pair. Birch is twin stemmed, with west stem having a 200mm diameter open cavity to base. Both crowns showing signs of a substantial reduction in vitality with subsequent short projected remaining life expectancies. 		<10	U	≤ 56	≤ 4.24
G10	Bird Cherry	≤ 4.5	≤ 3x40 (ms)	N ≤ 1.5 E ≤ 1.5 S ≤ 1.5 W ≤ 1.5	N/A ≥ 0	Y	G	<ul style="list-style-type: none"> Small very closely spaced group of self-set young multi-stemmed Cherries with various shrubs. Subsequently not considered suitable for retention. 		<10	U	≤ 2	≤ 0.83

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

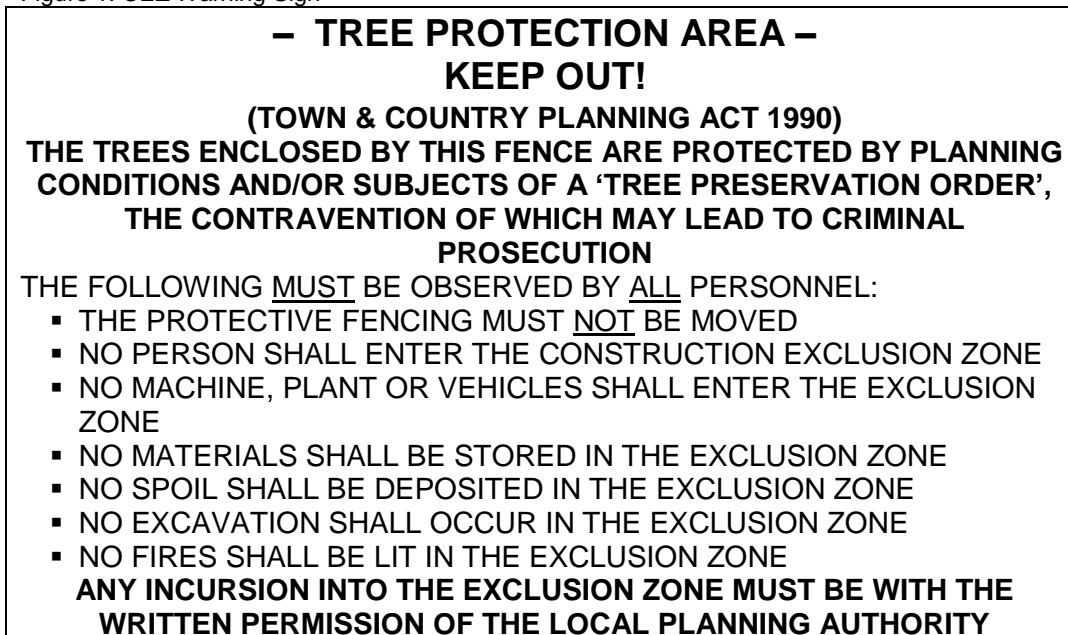
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan			
Trees unsuitable for retention (see Note)							
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years</p>	<ul style="list-style-type: none"> ▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i></p>			Red			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">1. Mainly arboricultural qualities</td> <td style="width: 33%; text-align: center;">2. Mainly landscape qualities</td> <td style="width: 33%; text-align: center;">3. Mainly cultural values, including conservation</td> </tr> </table>					1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation
1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation					
Trees to be considered for retention							
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy of at least 40 years</p>	<p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p>	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p>	<p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>	Green			
<p>Category B</p> <p>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.</p>	<p>Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage</p>	<p>Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality</p>	<p>Trees with clearly identifiable conservation or other cultural benefits</p>	Blue			
<p>Category C</p> <p>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm</p>	<p>Trees not qualifying in higher categories</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit</p>	<p>Trees with very limited conservation or other cultural benefits</p>	Grey			
	<p>Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation</p>						

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. 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;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

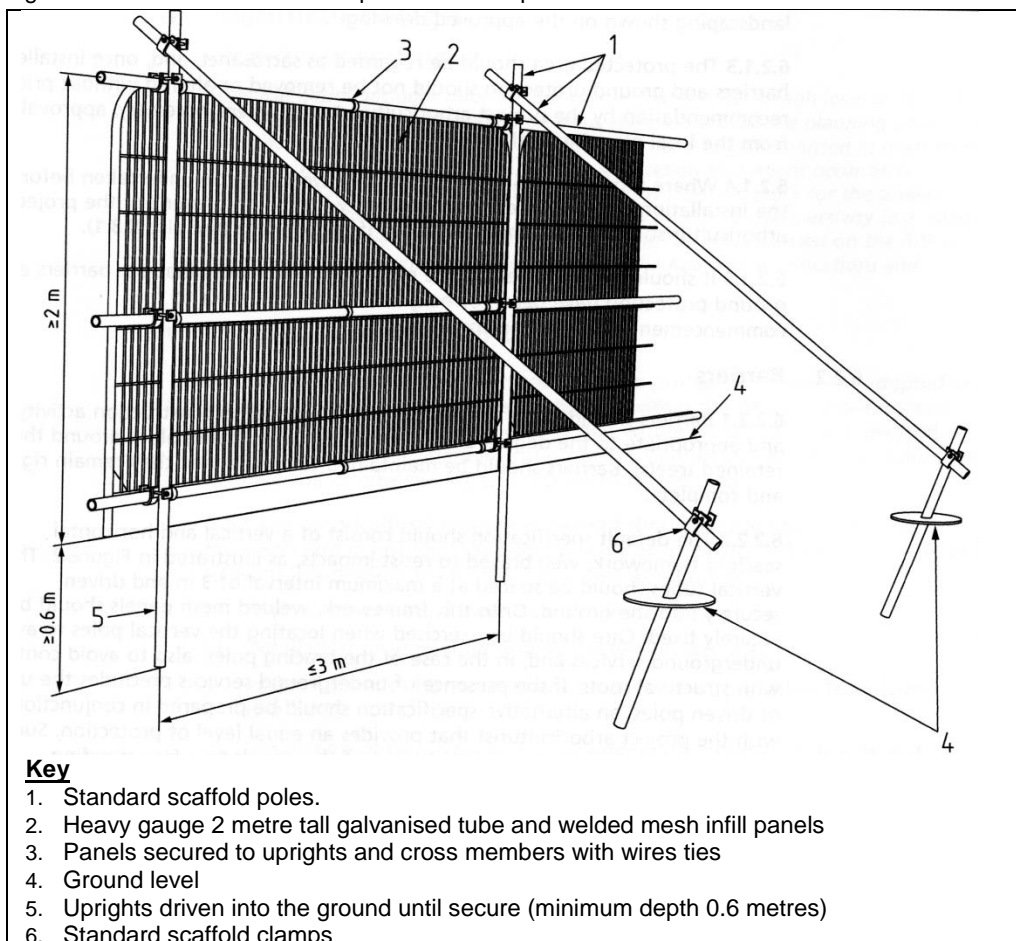
Figure 1: CEZ Warning Sign



Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
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 points 4 to 5.
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 Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

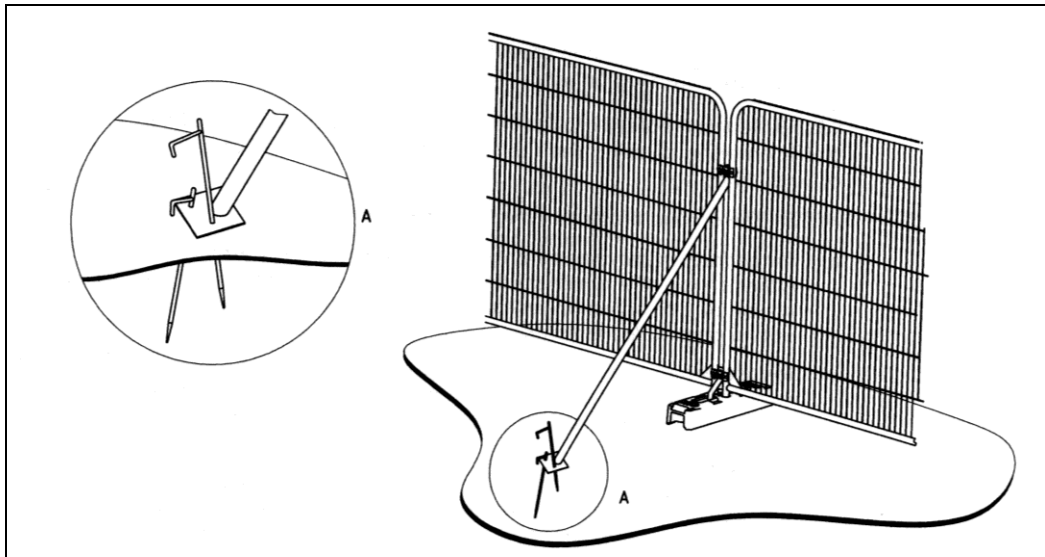
Figure 2: BS5837:2012 Default specification for protective barrier



Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
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 Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

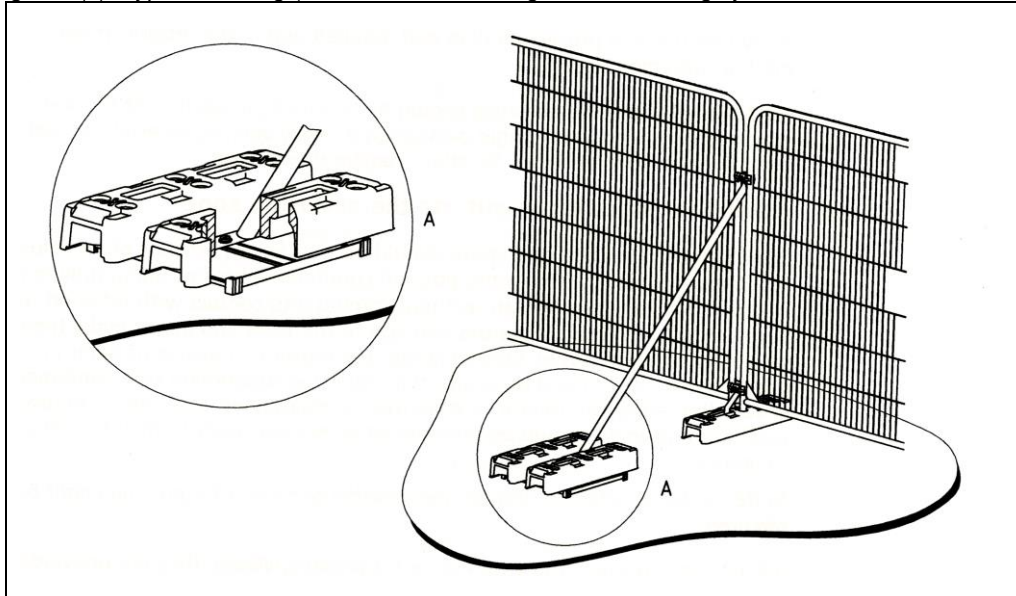
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
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 Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

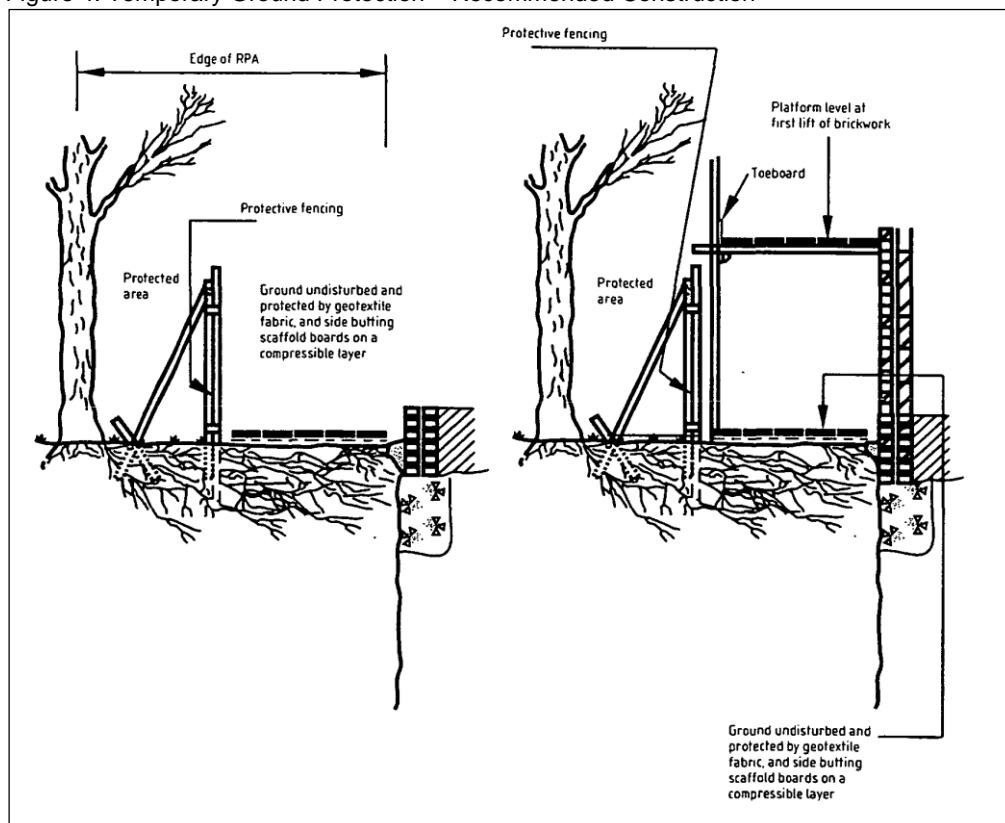
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

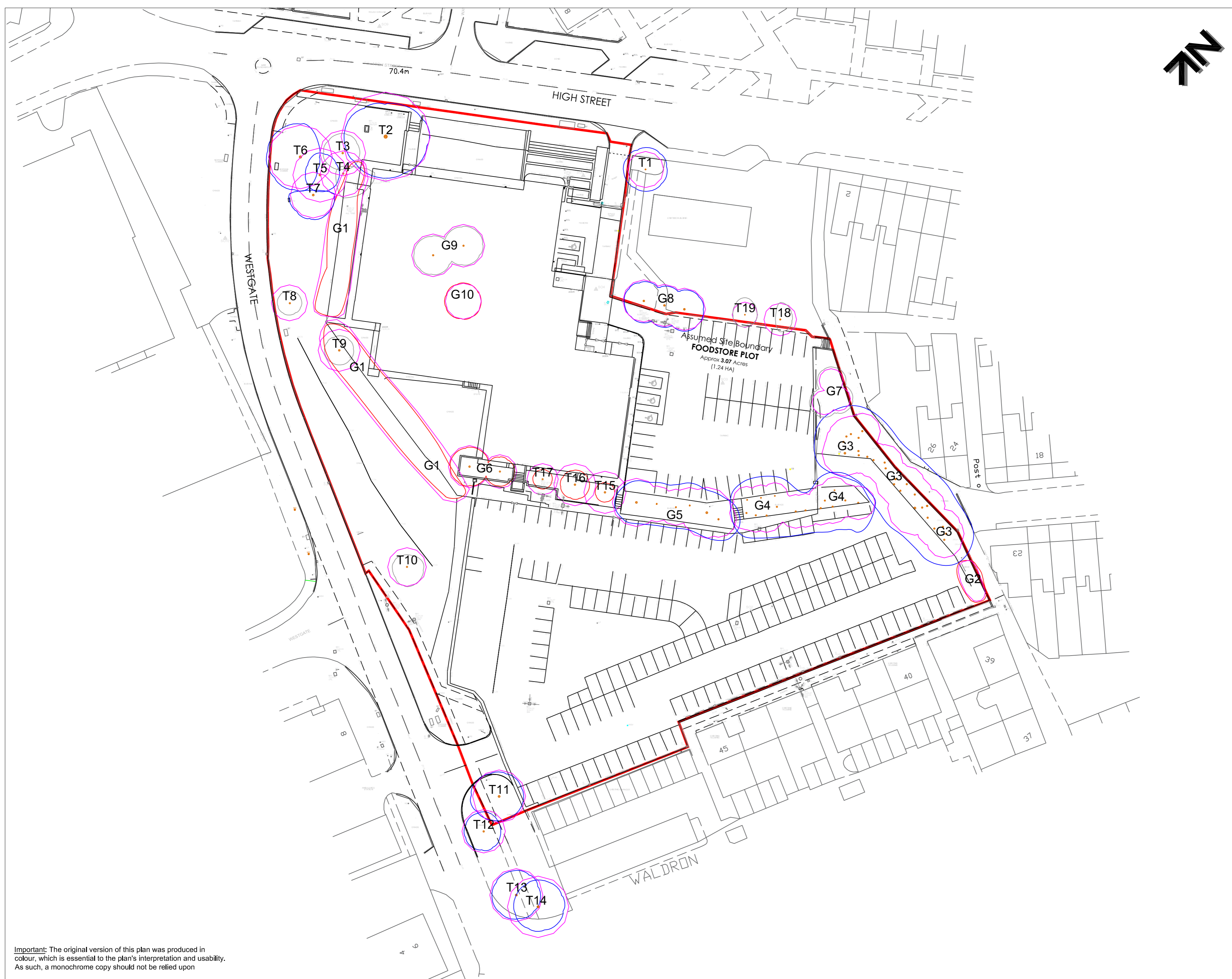


Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
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. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, 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.

Figure 4: Temporary Ground Protection – Recommended Construction





KEY

T = Individual Tree
G = Group of Trees

Please refer to associated Tree Survey Schedule for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
- Category 'C' Tree/Group
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

- Category 'U' Tree/Group
Those 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

Note: The locations of trees T1, T9, T18 and T19, and groups G1, G2, and G6 to G1 were not included on the topographical site plan provided, and were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS siting and, where this was not possible, estimation. As such, the plotted locations of these trees and the locations and extents of these groups cannot therefore be considered to be wholly accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
PENNYLANDS HOUSE
HIGH STREET
SKELMERSDALE
LANCASHIRE
WN8 8AZ

Agent for Client:
AVISON YOUNG

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Construction of Food Store

Scale: 1:500@A2
Date: November 2021
Drawn by: PH
Checked by: JK



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

Ref: BTC1651-TCP Rev: