# Tree Protection Scheme

in Relation to Discharge of Condition's 4 & 5 of
Planning Approval 2022/0434 (Part 3 – Particulars of Decision)
in Relation to Approved Building Extension at

## Tor View School, 14 Clod Lane
## Haslingden, Lancashire,
## BB4 6LR

Prepared by:

Bowland
Tree Consultancy Ltd

November 2023

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# TREE PROTECTION SCHEME
# TOR VIEW SCHOOL, HASLINGDEN

## PROJECT DETAILS

**Project No.:** BTC2618

**Site:** Tor View School, 14 Clod Lane, Haslingden, BB4 6LR

**Client:** AHR Building Consultancy Ltd

**Council:** Rossendale Borough Council

**Approved Application:** 2022/0434

**Part:** 3 – Particulars of Decision

**Condition No.:** 4 & 5

**Survey Date:** 22 November 2022

**Surveyed by:** Ryan Gledhill FdSc MArborA

**Prepared by:** Ryan Gledhill FdSc MArborA

**Checked by:** Joseph Lambert BSc(Hons) FdSc MArborA MICFor

**Date of Issue:** 22 November 2023

**Version No:** 1

## Part 3 – Particulars of Decision

### Condition No. 4:

No development shall commence until an Arboricultural Method Statement and Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Prior to the commencement of development all the retained trees within or overhanging the site as shown on the approved Tree Protection Plan shall be protected in accordance with the specification described in the approved AIA dated December 2022, in the positions as shown on the Tree Protection Plan, and shall remain until the development is completed in full and no work, including any form of drainage or storage of materials, earth or topsoil shall take place within the perimeter of such fencing.

### Condition No. 5:

Prior to first occupation of the extension two silver birch trees (semi-mature specimens) shall be planted within the site within the available first planting season. The trees shall be retained and maintained thereafter.

Any trees dying, becoming diseased or removed within 5 years of being planted shall be replaced with specimens of the same size and species in the next planting season.

**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.

**Liability:** This report was prepared for the sole use of 'The Client' and, where applicable, the client's 'Agent', in accordance with the agreement under which the services were instructed. No warranty, express or implied, is made as to the advice in this report or any other service provided by Bowland Tree Consultancy Ltd. This report may not be relied upon by any other party except the client or any third party for whom the report is intended without the prior written permission of Bowland Tree Consultancy Ltd. The content of this report is, at least in part, based upon information provided by secondary data sources and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Bowland Tree Consultancy Ltd, unless otherwise stated in the report.

**Validity:** The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

# ARBORICULTURAL METHOD STATEMENT

| | | | | | |
|---|---|---|---|---|---|
| **Approved Development:** | Construction of Approved Building Extension | **Prepared by:** | Ryan Gledhill FdSc MArborA | **Page:** 1 of 4 |
| **Site:** | Tor View School, 14 Clod Lane, Haslingden, Lancashire, BB4 6LR | **Report Date:** | 22 November 2023 | |
| **Planning App. No.:** | 2022/0434 (Part 3 – Particulars of Decision) | **Job Ref:** | BTC2618 | |
| **Pertinent Condition No.:** | 4 & 5 | **Agent:** | AHR Building Consultancy Ltd | |

## Scope of Arboricultural Method Statement

- This Arboricultural Method Statement (AMS) relates specifically to the approved construction works at the above existing site, as detailed on the Tree Protection Plan (TPP).
- The AMS and TPP should be read in conjunction with the appended Temporary Protective Fencing Specification.
- The purpose of the AMS is to consider the potential effects of the development work operations on the retained trees, and sets out how any identified adverse impacts are, as far as is practicable, to be avoided.
- From commencement of the development, and throughout the site works until completion, the methodology shall be implemented in the sequence and manner detailed in the Sequence of Works.
- As part of the tendering process, the client/client's agent shall provide the building contractor(s) with the AMS, the TPP, and the Temporary Protective Fencing & Ground Protection Specification.
- In turn, the appointed building contractor shall be required to review the documents in detail and shall take the requirements of the AMS into consideration when pricing for the works.
- It shall be the contractor's responsibility to ensure that the works are carried out in strict accordance with the obligations and responsibilities of the AMS and, in turn, they will be accountable for any breaches of the obligations and responsibilities.
- Directly following the appointment of a building contractor, the specifics of the AMS and TPP shall be reviewed by the contractor and the Project Arboriculturist. In turn, the AMS and TPP shall be updated, by the Arboriculturist, in accordance with any changes in the development design that may have occurred subsequent to this AMS and TPP being issued, or any issues that may have arisen as a result of the review.
- As soon as is practicable the amended documents shall then be issued to the LPA for review – NB: it shall be the client's/client's agent's responsibility to arrange this review with the Project Arboriculturist immediately following the granting of planning permission.

## Site Inspections & Reporting by Project Arboriculturist

- Prior to the commencement of the development, all personnel who might be charged with overseeing development related works shall be provided with the contact details of the Project Arboriculturist.
- In turn, it is the responsibility of the building contractor's site manager to report any tree related issues, including deviations from the AMS, directly to the Project Arboriculturist, who will then visit the site and make recommendations to the building contractor/site manager on how best to rectify the situation.
- The Project Arboriculturist shall be engaged to carry out site inspections for the duration of the works, at intervals agreed with the Local Planning Authority (LPA) (NB: no more than 31 days shall elapse between site inspections), in order to ensure compliance with the AMS and any planning conditions pertaining to tree issues.
- Subsequent to each site inspection the Project Arboriculturist shall complete a monitoring report detailing any problems encountered and breaches of the agreed working methods or tree related planning conditions, and any measures required to rectify such problems or breaches.
- The report shall be forwarded to the LPA's Tree Officer, the building contractor's site manager, and the client or client's agent, by email. In the event of the client terminating the contract with the Project Arboriculturist, the Project Arboriculturist shall notify the LPA before the end of the next working day following termination.
- The Project Arboriculturist shall report any tree related issues and/or breaches of the AMS that they consider to be significant in relation to retained tree health and/or structural stability directly to the Tree Officer.
- In the event that the Project Arboriculturist's site monitoring contract is terminated, then the client/client's representative shall issue a written notice to all relevant parties to this effect, inclusive of the LPA Tree Officer.

## LPA Tree Officer

- The LPA's Tree Officer shall have free access to the site and, should they visit the site and note any tree related issues, they will then report any problems directly to the site manager and, in turn, the Project Arboriculturist, who will then visit the site and make recommendations to the contractor's site manager on how best to rectify the situation.

## Site Personnel

- All personnel engaged in the execution of the development works shall be provided with a copy of the AMS and the TPP.
- In turn, all such personnel shall be instructed in the protection of trees, as set out in this AMS.

## Sequence of Works & Revisions

- The development works shall be carried out in strict accordance with the 'Sequence of Works' detailed in the table overleaf.
- Any proposed deviations from the 'Sequence of Works' shall be reported to the Project Arboriculturist, who will then review and comment on the modifications accordingly.
- Where the amendments are considered acceptable in relation to retained trees, then the Project Arboriculturist shall prepare and issue a revised version of the AMS to the LPA Tree Officer for comment.
- Should the Tree Officer consider the revised AMS to be acceptable, then the Project Arboriculturist shall issue the report to all pertinent persons, inclusive of the building contractor's site manager, the client/client's agent, and the project engineer.

## Acknowledgment of Obligations and Responsibilities of Arboricultural Method Statement

- The site manager shall provide a written acknowledgement, to the client/client's agent, the Project Arboriculturist, and the Tree Officer, that they shall abide by the obligations and responsibilities of the AMS, and that they will be accountable for any breaches of the obligations and responsibilities.

| | |
|---|---|
| **Approved Development:** | Construction of Approved Building Extension |
| **Site:** | Tor View School, 14 Clod Lane, Haslingden, Lancashire, BB4 6LR |
| **Planning App. No.:** | 2022/0434 (Part 3 – Particulars of Decision) |
| **Pertinent Condition No.:** | 4 & 5 |

| | |
|---|---|
| **Prepared by:** | Ryan Gledhill FdSc MArborA |
| **Report Date:** | 13 November 2023 |
| **Job Ref:** | BTC2618 |
| **Agent:** | AHR Building Consultancy Ltd |



**Table of Sequence of Works:**

| No. | Operation* | Timing | Responsible Professional | Arboricultural Supervision | Specific Tree Protection Measures During Operation# |
|---|---|---|---|---|---|
| i | Pre-contract site meeting between:<br>▪ Building Contractor's Site Manager;<br>▪ Project Manager;<br>▪ Council Tree Officer; and<br>▪ Project Arboriculturist | To be completed prior to any other works, including deliveries of material, plant, etc. | Building Contractor's Site Manager overseen by Project Manager | N/A | None - however, specific methods of tree protection shall be discussed in detail, in particular the temporary protective fencing types and locations (see Operation iii), between the parties present and, if identified as necessary, a schedule of supplementary recommendations shall be agreed between the parties and subsequently prepared and distributed to said parties by the Building Contractor's Site Manager |
| ii | Carry out approved tree works (i.e. pruning) in accordance with written permission from Local Planning Office (LPA) | Only to commence on completion of Item i | Tree Contractor overseen by Project Manager | Project Arboriculturist to verbally advise Tree Contractor with regard to tree works where necessary | No vehicular or plant access within retained trees' RPAs under soft surfaces<br>Tree pruning to be undertaken by competent contractor and in accordance with BS3998:2010<br>No storage of any arising and/or site materials within RPA during works |
| iii | Mark up, on site, locations and extents of proposed Temporary Protective Fencing | Only to commence on completion of Item ii | Site Manager overseen by Project Manager | Project Arboriculturist to verbally advise Fencing Contractor with regard to siting and construction of fencing | No vehicular or plant access within retained trees' RPAs under soft surfaces |
| iv | Erect Temporary Protective Fencing in locations identified on the TPP | To be erected and installed immediately on completion of Item iii | Fencing Contractor overseen by Site Manager on advice of Project Arboriculturist | Project Arboriculturist to visit site, appraise protection measures, and provide brief report to LPA Tree Officer following their erection and installation (NB: it shall be the Site Manager's responsibility to arrange the Project Arboriculturist site visit) | No vehicular or plant access within retained trees' RPAs under soft surfaces<br>Temporary protective fencing shall be installed in strict accordance with Temporary Protective Fencing Specification, with 'Type 2 or 3' fencing (see Specification) to be utilised subject to existing and retained surfaces in specific areas under consideration (NB: any proposed deviations from Specification should be discussed with the LPA Tree Officer at Operation i, and, where necessary, agreed in writing) |
| v | Commence main construction phase | Only to commence on completion of Item iv | Site Manager overseen by Project Manager | Project Arboriculturist to carry out site visit mid construction and provide subsequent monitoring report to LPA Tree Officer if required (NB: it shall be the Site Manager's responsibility to arrange the Project Arboriculturist site visit) | No vehicular or plant access within retained trees' RPAs under soft surfaces<br>No storage of site materials within RPAs<br>All works involving moving plant with booms, etc., to be supervised by a banksman where close to retained tree canopies to prevent contact and subsequent damage |

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)

continued overleaf

#Note 2: The General Recommendations in Respect of Works, detailed at page 4, shall also be adhered to by all site operatives during all work operations

ºNote 3: Refer to appended Temporary Protective Fencing Specification

**Table of Sequence of Works (cont.):**

| No. | Operation* | Timing | Responsible Professional | Arboricultural Supervision | Specific Tree Protection Measures During Operation# |
|---|---|---|---|---|---|
| vi | Complete main construction phase and remove all associated operational materials except the Temporary Protective Fencing | Only to commence on completion of Item v | Site Manager overseen by Project Manager | LPA Tree Officer to visit site following completion of construction works and prior to Operation vi, below (NB: it shall be the Site Manager's responsibility to arrange the Tree Officer's site visit/inspection) | No vehicular or plant access within retained trees' RPAs under soft surfaces<br>No storage of site materials within RPAs |
| vii | Remove Temporary Protective Fencing | Only to commence on completion of Item vi | Fencing Contractor overseen by Site Manager | Project Arboriculturist to verbally brief Fencing Contractor prior to removal of Temporary Protective Fencing | No vehicular or plant access within retained tree's RPA under soft surfaces |
| viii | Commence landscaping works, inclusive of planting two new Silver Birch (*Betula pendula*) trees, in locations identified on the Tree Planting Scheme (TPS) | Only to commence on completion of Item vii | Landscaping Contractor overseen by Project Manager in consultation with Project Arboriculturist | LPA Tree Officer to visit site following completion of works (note: it shall be the Project Manager's responsibility to arrange Tree Officer's site visit/inspection) | New tree planting, support, and maintenance to be undertaken in accordance with BS8545:2014<br>Landscaping Contractor to provide Project Manager and Project Arboriculturist with a detailed schedule in regards to the maintenance of any newly planted trees in accordance with Section 8 BS5837:2012<br>Any trees dying, becoming diseased or removed within 5 years of being planted shall be replaced with specimens of the same size and species in the next planting season<br>All landscaping works to be undertaken in accordance with Section 7 BS5837:2012 including no significant level changes within RPAs<br>No vehicular or plant access within retained trees' RPAs under soft surfaces |

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)
#Note 2: The General Recommendations in Respect of Works, detailed at page 4, shall also be adhered to by all site operatives during all work operations
ºNote 3: Refer to appended Temporary Protective Fencing Specification

**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 and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees that are not under hard surfaced areas, as detailed on the TPP.
- All tree works arising should be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within RPAs, unless specifically detailed in the Arboricultural Method Statement.
- No concrete should be mixed within RPAs.
- No excavation or any other operations should occur within the RPAs, other than as detailed in the Arboricultural Method Statement.
- All construction equipment and materials should be stored outside RPAs.
- No fires should be lit within 15.0m of any tree crown.
- Deliveries by crane should be supervised by the Site Manager, 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 10.0 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 and made available at all times for review by the Project Arboriculturist and the Tree Officer.

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL AND PROTECTION SCHEME | | | |
|---|---|---|---|
| **Site:** | Tor View School, 14 Clod Lane, Haslingden, Lancashire, BB4 6LR | **Surveyor:** | Ryan Gledhill FdSc MArborA |
| **Client:** | AHR Building Consultancy Ltd | **Survey Date:** | 22 November 2022 |
| | | **Job Reference:** | BTC2618 |



| 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 | Silver Birch | 12 | 460 | N<br>E<br>S<br>W | 6.5<br>7<br>4<br>4 | 4-W<br>3 | EM | G | ▪ Instances of minor basal bark damage, subsequent of grounds maintenance machinery.<br>▪ Minor instances of deadwood to a diameter of approximately 50mm.<br>▪ Construction of proposed building projected to encroach into <2% of calculated RPA; and no significant long term structural and/or physiological impacts are projected providing remaining RPA is afforded adequate protection (see Tree Impact Plan (TIP)). | ▪ Retain tree in context of approved development.<br>▪ Prune canopy to reduce north-east lateral spread by approximately 2m to facilitate sufficient clearance from approved building extension.<br>▪ Ensure protection of tree's Root Protection Area (RPA) throughout development through establishment of Construction Exclusion Zone (CEZ) in accordance with Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP). | 20+ | B1 | 96 | 5.52 |
| T2 | Silver Birch | 10 | 610 | N<br>E<br>S<br>W | 4<br>7<br>6<br>6.5 | 4-E<br>3 | EM | G | ▪ Stem bifurcates at a height of 2.5m.<br>▪ Moderate instances of deadwood to a diameter of approximately 80mm.<br>▪ Slight canopy suppression on north. | ▪ Retain tree in context of approved development.<br>▪ Ensure protection of tree's RPA throughout development through establishment of CEZ in accordance with AMS and TPP. | 20+ | B1 | 168 | 7.32 |

**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 half nearest 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 exiting 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 $m^2$:** Root Protection Area in $m^2$ - 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

# 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) | | | | |
| **Category U**<br><br>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 | ▪ 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)<br>▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>▪ 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<br>*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.* | | | Red |
| | **1. Mainly arboricultural qualities** | **2. Mainly landscape qualities** | **3. Mainly cultural values, including conservation** | |
| **Trees to be considered for retention** | | | | |
| **Category A**<br><br>**Trees of high quality** with an estimated remaining life expectancy of at least 40 years | 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) | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | Green |
| **Category B**<br><br>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested. | 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 | 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 | Trees with clearly identifiable conservation or other cultural benefits | Blue |
| **Category C**<br><br>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 | Trees not qualifying in higher categories | 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 | Trees with very limited conservation or other cultural benefits | Grey |
| | 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 | | | |

# - 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

**– TREE PROTECTION AREA –**
**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:

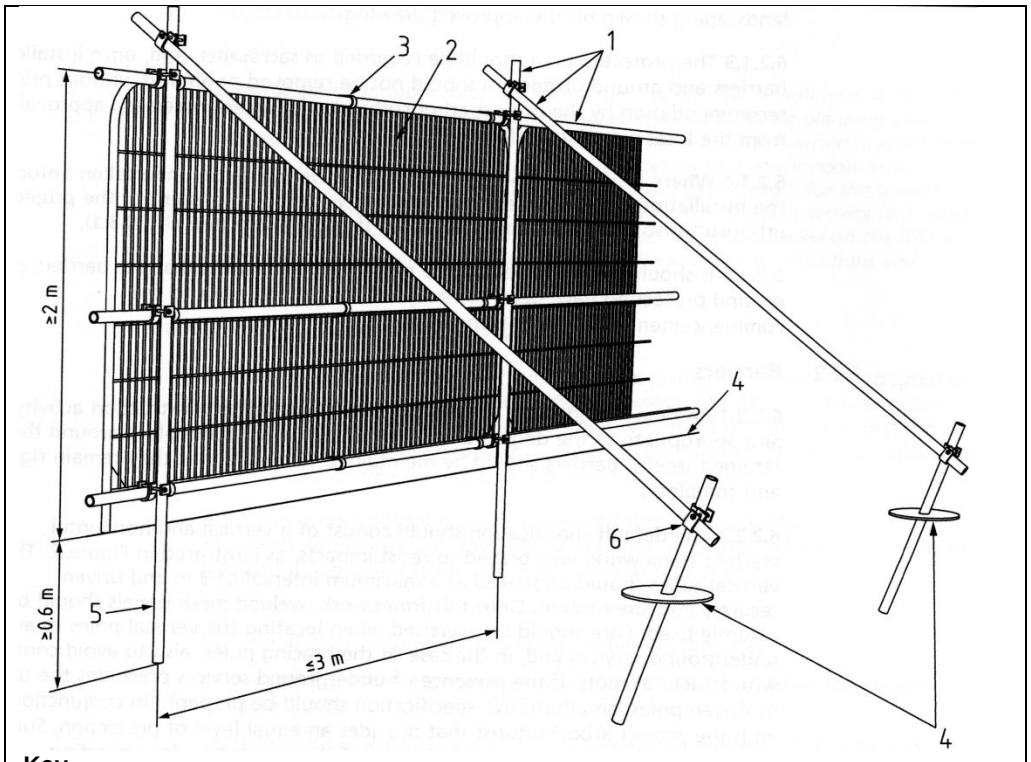
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE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

**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 45º 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



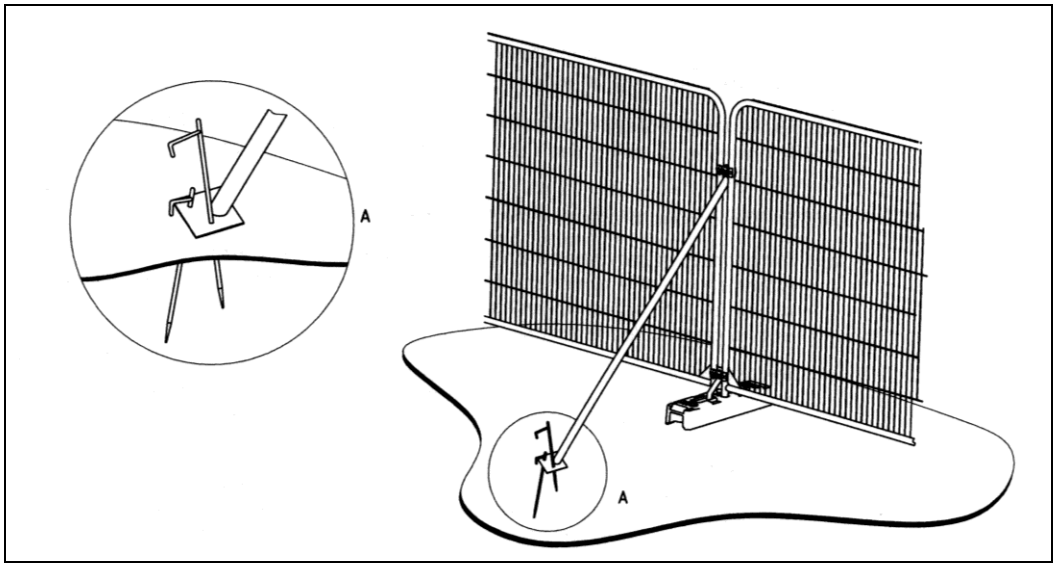

**Key**

1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

**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 45º 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.

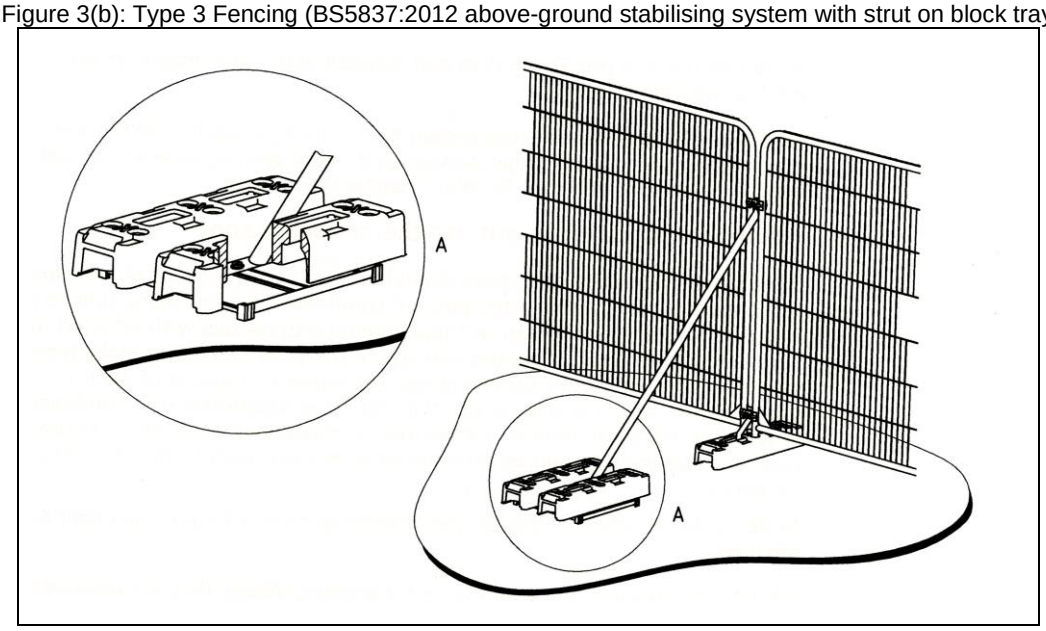
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)




**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 45º 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.

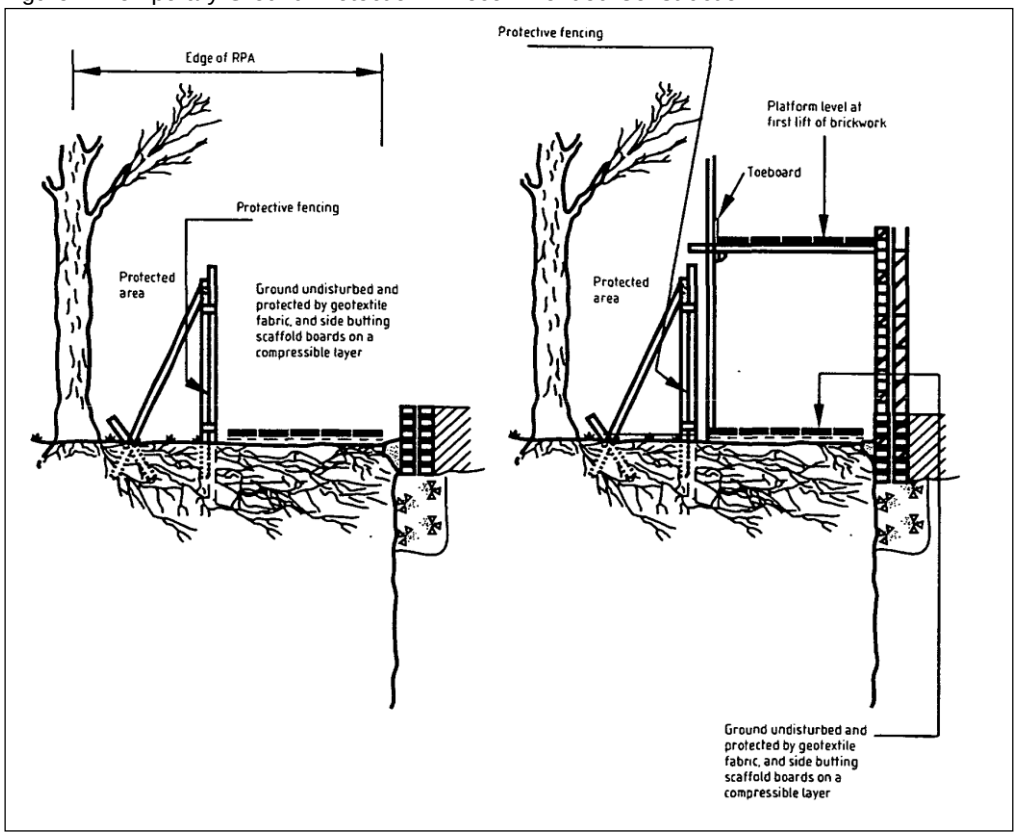
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

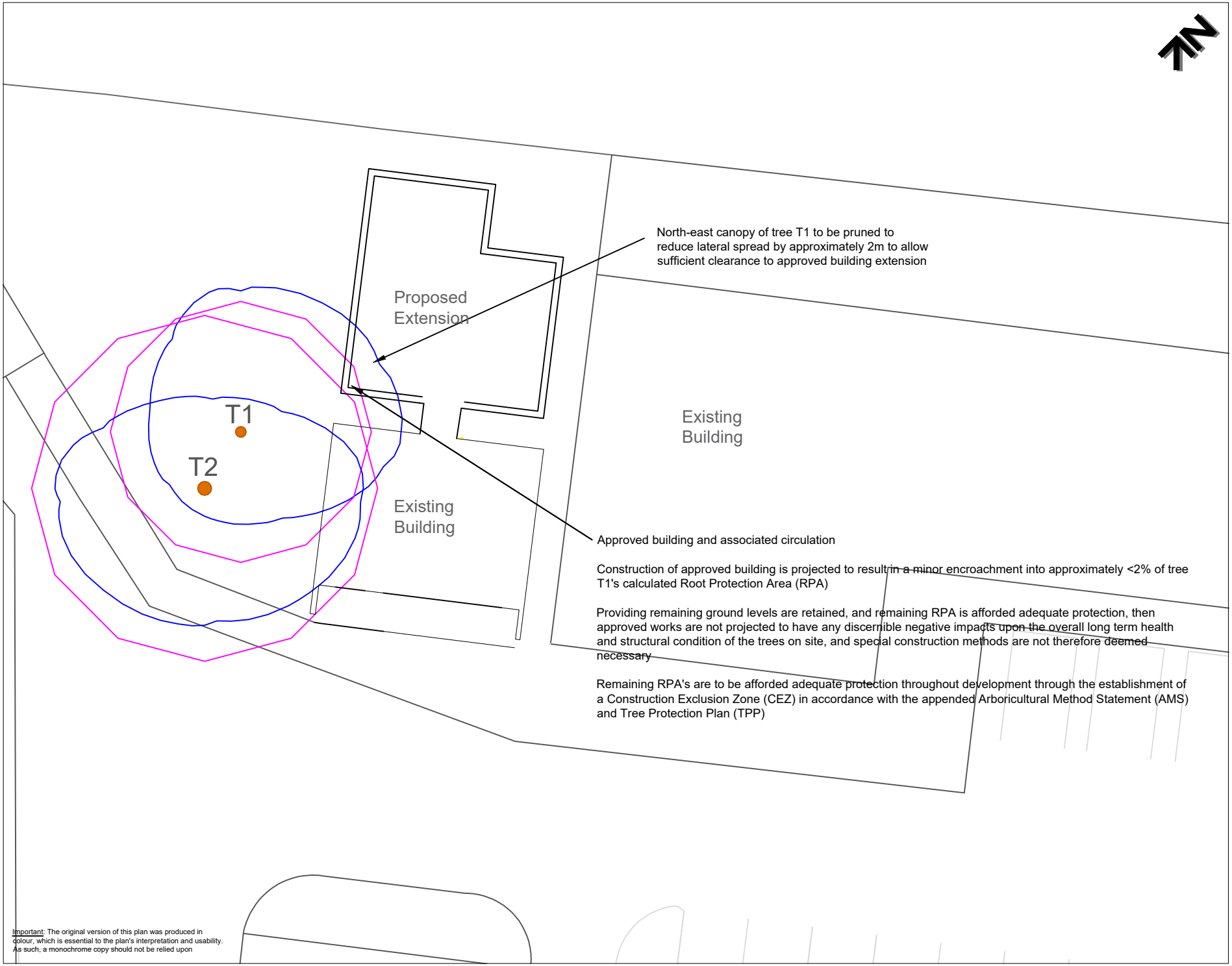



## Temporary Ground Protection

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

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

**Tree Categorisations:**

Those to be Considered for Retention:

Category 'A' Tree
*Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years*

Category 'B' Tree
*Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years*

Category 'C' Tree
*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
*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*

**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:**
TOR VIEW SCHOOL
14 CLOD LANE
HASLINGDEN
LANCASHIRE
BB4 6LR

**Client:**
AHR BUILDING CONSULTANCY LTD

**Title:**
**TREE IMPACT PLAN**
in Relation to Approved Building Extension

| | |
|---|---|
| Scale: | 1:200@A4 |
| Date: | December 2022 |
| Drawn by: | MM & RG |
| Checked by: | JL |

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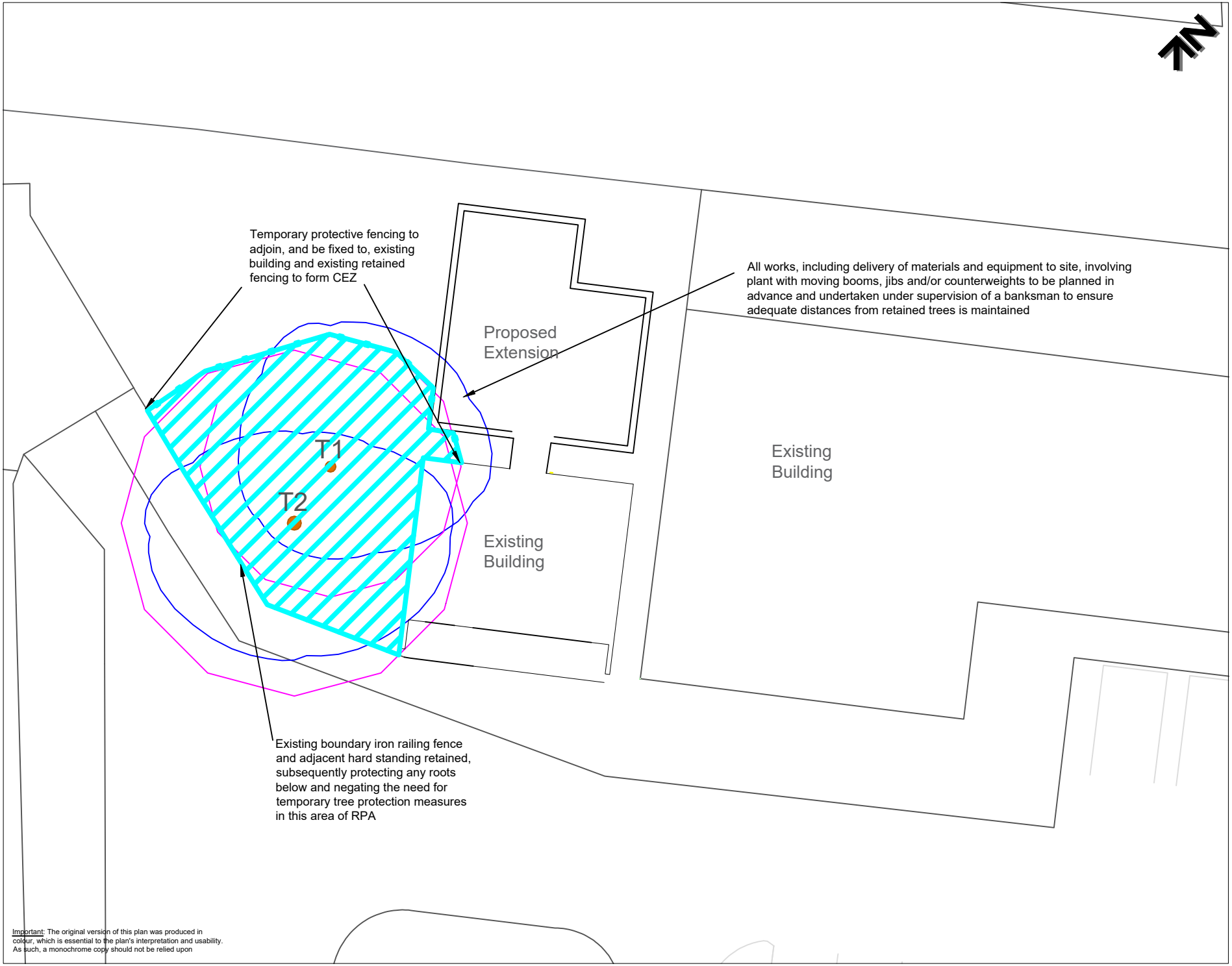
Ref: BTC2618-TIP Rev:

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

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**KEY**

T = Individual Tree

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

**Tree Categorisations:**

Those to be Considered for Retention:

Category 'A' Tree
*Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years*

Category 'B' Tree
*Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years*

Category 'C' Tree
*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
*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*

**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

**Tree Protection Measures:**

Construction Exclusion Zones (CEZs)
Area(s) of Ground Around Retained Trees to be Enclosed with 'Type 2 or 3' Temporary Fencing Throughout Development Works Subject to Ground Conditions. Note: Bold Line Represents Positioning of Fencing - see Temporary Protective Fencing Specification

**Project:**
TOR VIEW SCHOOL
14 CLOD LANE
HASLINGDEN
LANCASHIRE
BB4 6LR

**Client:**
AHR BUILDING CONSULTANCY LTD

**Title:**
**TREE PROTECTION PLAN**
in Relation to Approved Building Extension

| | |
|---|---|
| Scale: | 1:200@A4 |
| Date: | November 2023 |
| Drawn by: | MM & RG |
| Checked by: | JL |

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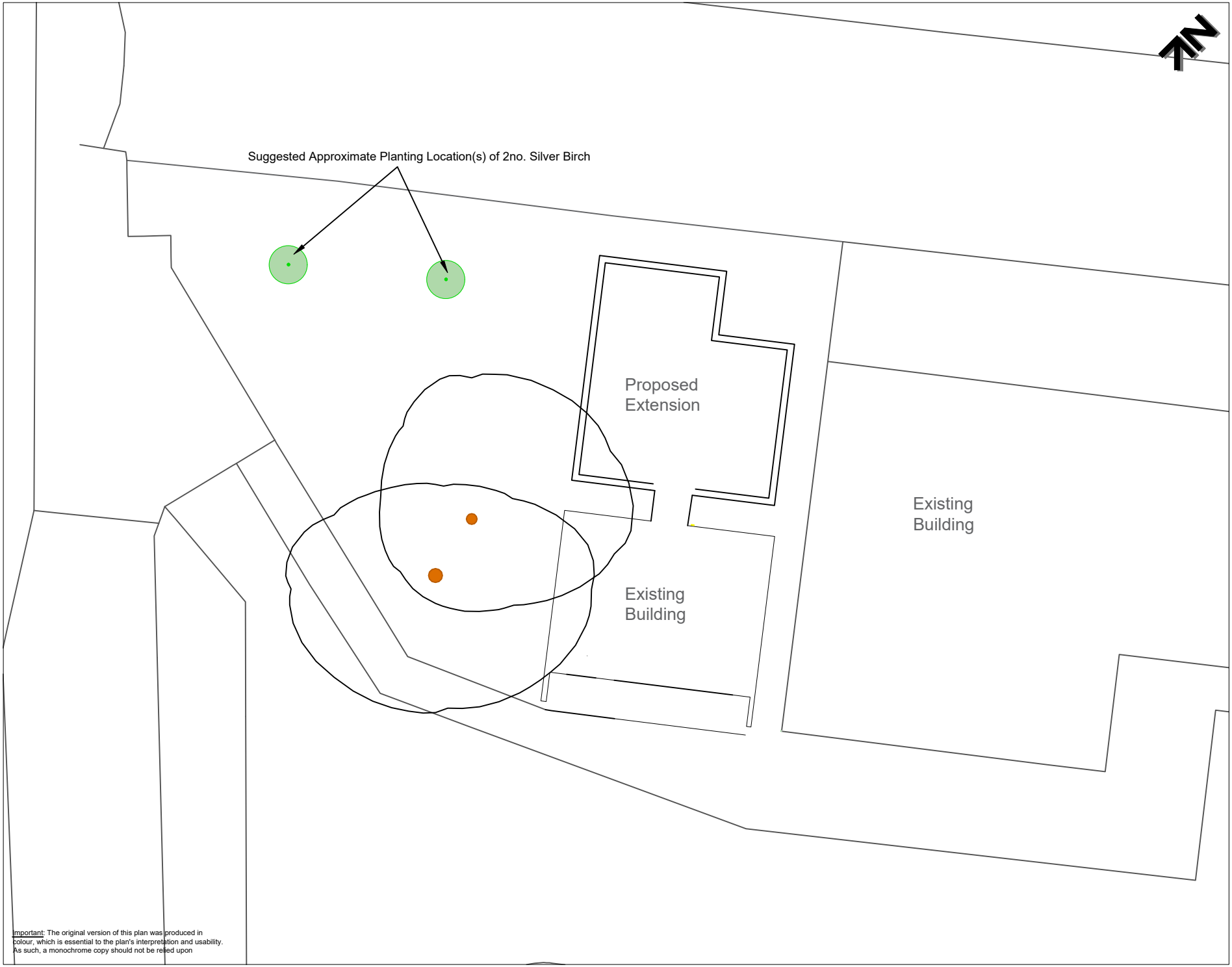


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**KEY**

**Exisiting Trees:**

Approximate Location(s) and Extents of Existing Trees

**New Tree Planting:**

New Tree Planting to Comprise of two Silver Birch (*Betula pendula*) trees; Located as per Tree Planting Scheme

Trees to be supplied as root ball or containerised heavy standards of approximately 12-14cm girth and >3.5m height and planted, staked and supported in accordance with BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations.
Area of approximately 1m radius from each stem to be covered with permeable weed suppression membrane and kept mulched with organic wood/bark chip approximately 50-100mm depth to suppress weed growth and aid establishment.

**Timing of Planting Works:**

Implementation of new tree and hedge planting to be carried out during first planting season following completion of works unless the Local Authority has approved an alternative scheme

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14 CLOD LANE
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BB4 6LR

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AHR BUILDING CONSULTANCY LTD

**Title:**
**TREE PLANTING SCHEME**
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