

Application Number:

Date Received:

Fee: £

Receipt No:

## Application for tree works: works to trees subject to a preservation order (TPO) and/or notification of proposed works to trees in conservation areas (CA).

### Town and Country Planning Act 1990

#### Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

#### 1. Applicant Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="MAL"/>
Last name:	<input type="text" value="GARNETT"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="52"/>
		House suffix:	<input type="text"/>
House name:	<input type="text" value="DARWEN HOUSE"/>		
Address 1:	<input type="text" value="MAIN ROAD"/>		
Address 2:	<input type="text" value="BOLTON LE SANDS"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="CARNFORTH"/>		
County:	<input type="text" value="LANCS"/>		
Country:	<input type="text" value="UK"/>		
Postcode:	<input type="text" value="LA5 8DN"/>		

#### 2. Agent Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text"/>		

### 3. Trees Location

Full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Main Road') or provide a grid reference:

Easting:

Northing:

Description:

### 4. Trees Ownership

Is the applicant the owner of the tree(s):  Yes  No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional):		
<input type="text"/>		

### 5. What Are You Applying For?

Are you wishing to carry out works to tree(s) in a Conservation Area (CA)?  Yes  No

Are you seeking consent for works to tree(s) Subject to a Tree Preservation Order (TPO)?  Yes  No

### 6. Tree Preservation Order Details

Do you know the title of the Tree Preservation Order (TPO)?  Yes  No

If Yes, please provide the title of the TPO:

### 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Enter the species of the tree(s) and include a sketch plan showing position(s) of the tree(s) in relation to buildings, named roads and boundaries.

If the trees are protected by a TPO, if possible please number them as shown in the First Schedule to the Tree Preservation Order (for example T3 Oak; two Beech and one Birch in G2; seven Ash in A1; sycamore in W1).

Trees and proposed works:

You might find it helpful to consult a tree surgeon to clarify what needs to be done.

Please state the reference number you have given the plan:

## 8. Trees - Reasons For Works

This section only needs to be completed if you are seeking consent to trees under a Tree Preservation Order (TPO)

Please state the reasons for carrying out the proposed works on the tree(s):

WE NEED TO REQUEST THAT LANCASTHIRE COUNTY COUNCIL RESTRICT THE GROWTH OF THE TREE, WE ARE COMPLETING BUILDING WORKS TO THE REAR OF THE PROPERTY. THE TREE IS WITHIN 1 METRE OF OUR BOUNDARY AND OVERTHROWS OUR PROPERTY.

THE ROOTS OF THE TREE EXTEND UNDER NEATH OUR PROPERTY AND HAS AFFECTED THE EXISTING BUILDING. AND WISH TO ENSURE THE NEW BUILD IS NOT AFFECTED. WE ARE ARE TAKING ALL NECESSARY MEASURES TO PROTECT THE TREE WHILE BUILDING WORKS PROGRESS AS PER PLANNING APPLICATION

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the documents specified.

Health or safety of the tree(s) - e.g. it is diseased, fears that it might break or fall:

Yes  No

If Yes, information required - report by a tree professional (e.g. arboriculturist, horticultural adviser).

Alleged subsidence damage:

Yes  No

If Yes, Information required: Full report by an engineer or surveyor, together with one from a tree professional - to include date and description of property damage; sub-soil type and shrinkage potential; location of any roots found and their identification; history of ground and building movement through a distortion survey and/or level or crack monitoring over suitable period; other vegetation in the vicinity and its management since discovery of the damage.

## 9. Trees - Additional Information

Are you providing additional information in support of your application?

Yes  No

If Yes, please provide the reference numbers of plans, documents, professional reports etc in support of your application:

PLEASE FIND ENCLOSED. TREE SURVEYORS REPORT DETAILING THE REQUIRED WORKS TO REMOVE OVER HANG + RESTRICT FURTHER GROWTH TO PREVENT FUTURE CLAIMS OVER LCC FOR DAMAGE TO OUR PROPERTY.

## 10. Application For Tree Works - Checklist

Please use this checklist to ensure that the form has been completed correctly and that all relevant information is submitted.

For works to trees protected by a Tree Preservation Order, failure to supply sufficiently precise and detailed information may result in your application being rejected or delay in dealing with it. In particular, you MUST provide the following:

- The original and 3 copies of a completed and dated application form.
- The original and 3 copies of a sketch plan showing the location of all tree(s).
- The original and 3 copies of a full and clear specification of the works to be carried out.
- The original and 3 copies of a statement of reasons for the proposed work.
- evidence in support of statement of reasons. In particular, you should provide:
  - The original and 3 copies of a report by a tree professional (e.g. arboriculturist or horticultural adviser) if your reasons relate to the health and/or safety of the tree(s).
  - The original and 3 copies of a report by an engineer or surveyor, together with one from a tree professional (arboriculturist) if you are alleging subsidence damage.

For works to trees in conservation areas, it is important to supply precise and detailed information on your proposal. You may, therefore, wish to provide the following:

- The original and 3 copies of a completed and dated form, with all questions answered.
- The original and 3 copies of a sketch plan showing the precise location of all tree(s).
- The original and 3 copies of a full and clear specification of the works to be carried out.

Whether the trees are protected by a TPO or in a conservation area, please indicate which of the following types of additional information you are submitting (the original and 3 copies of each need to be provided):

- photographs.
- report by a tree professional (arboriculturist) or other.
- details of any assistance or advice sought from a Local Planning Authority officer prior to submitting this form.

## 11. Declaration - Trees

I/we hereby apply for consent/give notice as described in this form and the accompanying plans and additional information.

Signed - Applicant:

*Mal Hancock*

Or signed - Agent:

Date (DD/MM/YYYY):

27/07/13 (date cannot be pre-application)

## 12. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:  
+44 01524 740950

Country code: Mobile number (optional):  
+44 07740306040

Country code: Fax number (optional):

Email address (optional):  
mal@apparatusmarketing.com

## 13. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):



Location of tree marked in red



**PLANNING SUBMISSION**

## **Tree survey at Darwen House, Bolton le Sands.**

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### **Contents**

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- 2.0 Methodology
- 3.0 Tree survey
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- 5.0 Photographic survey
- 6.0 Tree protection
- 7.0 Qualifications
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### **1.0 Introduction**

This tree survey was prepared by Cedar Hill Landscape on behalf of Mr Mall Garnet and Harrison Pitt Architects LTD. The tree was surveyed in accordance with BS 5837:2005 Trees in Relation to Construction, determining their overall size, condition, value for retention and providing recommendations for protective distances to ensure the future health and stability of the retained trees.

### **1.2 Site Description**

The site is a residential property with a garden adjacent to the County Council Library. The site is located in Bolton Le Sands in Lancashire. The address is, Darwen House, 52 Main Road, Bolton le Sands. LA5 8DN

### **2.0 Methodology**

#### **2.1 Site visit**

The site was visited in March 2012, when the trees were assessed in accordance with BS 5837: 2005. It was a slightly overcast day and visibility clear.

#### **2.2 Tree Condition**

An assessment was made regarding the tree's condition with tree being assessed visually from ground level. No climbed inspection, or detailed investigation of decay was made. If it is considered that further survey work is prudent then this is noted in the survey schedule, and a more thorough assessment of their condition may be required. It should be noted that trees can change significantly over a relatively short period of time, and therefore trees should be monitored on a regular basis for sign of deterioration.

#### **2.3 Categories recorded on the survey chart are:**

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1. Number relating to position on the plan
2. Identification of tree species (see A2 plan)
3. Common name of the tree
4. Age, V = Veteran, OM = Over mature, M = Mature 60 years plus, MA = Middle age 20-60 years or Y = Young 0-20 years
5. Estimated height of tree given in metres
6. Girth Diameter (mm) of trunk @ 1.5m above ground. MS refers to multi stemmed tree.
7. Crown spread maximum radius in meters
8. Crown shade low, medium or dominant
9. Condition
10. Defects
11. Work needed
12. Estimated life
13. BS5837 class, detailed below
14. Root protection area
15. Notes

## 2.4 Recommendations for Tree Works

Works are proposed in order to either remove/reduce hazards or promote good future growth of the tree. All works should be carried out to BS 2998: 1989 British Standard Recommendations for Tree Work. It should be noted that at this stage, proposed works are not recommended to accommodate the proposed development, and these will be subject to the production of tree works, protection and removals drawing to be supplied as part of the development proposals.

## 3.0 The Survey

**3.1** The condition, form and work required to each tree has been assessed and detailed in accord with *BS5837: 2005 Trees In Relation To Construction*, applying best arboricultural practice and taking into consideration the requirements of (any proposed development) as appropriate. The assessment also includes the likely impact of the proposed works on trees and any mitigating measures to reduce this impact.

**3.2** The 'code' given to each surveyed tree is the classification of the tree's suitability for retention, in accordance with *BS5837: 2005 Trees in Relation to Construction*. The key to this classification system is as follows: -

- Category R - Trees for removal
- Category A - Those trees of high quality and value
- Category B - Those trees of moderate quality and value
- Category C - Those trees of low quality and value

The justification for the particular classification of each tree surveyed should be able to make a substantial contribution (minimum of 40 years)



#### 4. Visual site inspection

##### 4.1 Visual Analysis

The tree is growing adjacent to the gable end wall of the property and is about 1 meter from the wall of part of the property.

##### 4.2 Detailed Tree survey

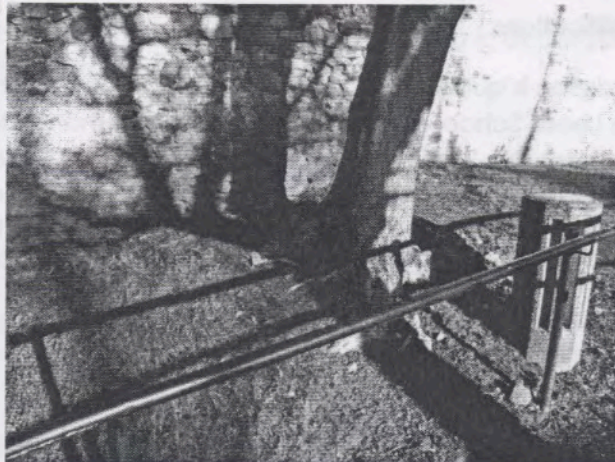
1. Tree data recorded; Number relating to position on the plan
2. Tree species Acer Campestre
3. Common name: Field Maple
4. Age: MA = Middle age 20-60
5. Estimated height of tree: 12metres
6. Girth Diameter (mm) of trunk @ 1.5m above ground: 450mm
7. Crown spread maximum radius in meters: 4.5 meters
8. Crown shade low, medium or dominant: dominant
9. Condition: good
10. Defects: root exposure at base of tree
11. Work needed: N/A
12. Estimated life: 60-100 years
13. BS5837 class: A
14. Root protection area 17m<sup>2</sup>
15. Notes:

It may be possible that the tree could cause damage to the property from either, roots causing direct damage to the foundation or water take up by the roots causing soil shrinkage. I am, however, not in a position as a Landscape Architect to advise about any structural issues resulting from the tree and would recommend engaging a structural engineer to report on this.

#### 5. Photographic survey



Picture showing size of tree



Picture showing proximity of the tree to the house

## 6.0 Tree protection

Tree retention and protection is often a condition of planning approvals. The most vulnerable part of a tree during site construction is the one hidden below the ground - the root system. This is far more extensive than the more visible tree canopy, and needs water and oxygen to function. The chief threats to this underground environment are compaction from heavy loading, root severance through site stripping, utility trench excavations, and chemical pollutants such as fuel oils and cement and additives runoff. British Standard "Trees in relation to Construction - Recommendation" (B.S. 5837 2005) requires a fenced tree protection area and, in special circumstances, superimposed ground protection to be implemented prior to commencement of works.

All features to be protected should be fenced along a line 1m beyond the vegetation or tree crown spread. Materials must not be stored within any fenced area and the ground levels within these areas should not be altered, or any excavation made.

Method of calculation of root protection area

Root protection area = (Trunk diameter\* (in mm) x 12) divided by  
1000 X 3.142

(see Tree survey form 1)

Where the need for ground protection is identified ground protection measures should be installed. For pedestrian access, ground protection with scaffold boards should be laid butt jointed on a 50mm cushioning layer of bark or single size gravel, spread on top of a porous geotextile membrane. For access haul roads or close construction involving heavy loading, a reinforced concrete slab or a proprietary cellular confinement system, should be laid on a geotextile membrane over existing ground levels, and be designed by a civil/structural engineer for the specific purpose. Both the above are to be removed and surface decompaction and rootzone enhancement measures undertaken such as spiking, aeration and / or injection of rhizobium inoculants.

## 7.0 Qualifications

Chris Hodgson is qualified in Landscape Architecture with a post graduate degree from the Leeds School of Architecture, and a BA(hons) degree in Landscape Management. He is currently a Licentiate Member of the Landscape Institute. He also has a National diploma in Landscape Practice.

## 8.0 Appendix

### 1. Tree Survey Plan A2