

**Proposed New Tree Preservation Order No: 526(2013)**

**Site: Land adjacent to Darwen House, 52 Main Road, Bolton le Sands**

**Location of Trees: A total of x1 individual tree established within the curtilage of Bolton le Sands Library**

**Assessment:**

I have assessed a single, mature tree established within the curtilage of the Library, Main Road, Bolton le Sands, immediately adjacent to Darwen House, 52, Main Road, BLS, in relation to its suitability and the appropriateness of serving it with a Tree Preservation Order.

The site is owned by Lancashire County Council. The immediately adjacent property, Darwen House is under going construction works to the rear of the property.

Lancaster City Council received a section 211 notice (13/0108/TCA) to undertake works to the canopy of the tree to alleviate existing conflicts between branches and the rear of the property which is under re:construction. The tree work identified was judged to be inappropriate and would otherwise result in a significant and adverse impact on the visual amenity, vitality, health and long term sustainability of the tree in question. Lancaster City Council formerly object to the intended tree works, in the interest of amenity.

For the purpose of this report the tree in question has been identified as **T1**.

The tree is established on land under the control of Lancashire County Council, immediately adjacent to a busy public highway. **T1** is clearly visible from the public domain and as such makes a positive contribution to amenity in this locality. It is generally in a good overall condition, state of health and vitality and has the potential for many decades of useful remaining life potential, with good management.

It was noted during the site visit that the ground around the main stem and within the root protection area was severely compacted resulting from repeated foot traffic during the construction works; tree rots were exposed and had become damaged. Ground protection measures are required to be agreed with Lancaster City Council and action taken immediately to “make good” the immediate growing conditions for this tree – this remains the responsibility of the owner of the adjacent property, no.52, Main Road, BLS.

The amenity value of **T1** has been assessed using a Tree Evaluation Method for Preservation Orders (TEMPO). TEMPO Assessment Score: 15 – Merits a TPO.

**Decision:** To serve Tree Preservation Order no. 526 (2013) under sections 198 and 203 of the Town & Country Planning Act 1990, in the interests of public amenity; affecting x1 individual tree.

The tree in question has important amenity value and has become an important landscape feature. It makes an important contribution to the amenity and character of the immediate vicinity and wider locality.

Any tree works must be undertaken by a suitably competent, trained and experienced arborist and in line with BS 3998 (2010) Tree works – recommendations. Written agreement with the local planning authority must be obtained prior to undertaking any works to protected trees.

<b>Title</b>	Library, Main Road, Bolton le Sands
<b>Grounds</b>	In the interest of amenity

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(04.10.13)