

ARBORICULTURAL STATEMENT

Project: Lancashire Farm

Location: 138 Whitelees Rd, Littleborough OL15 8BZ

Date: 20/11/2025

Prepared by: Define Architects Ltd

1. Introduction

This Arboricultural Statement has been prepared to support a planning application for proposed industrial extension works at 138 Whitelees Rd, Littleborough OL15 8BZ. The works includes the redirection of a footpath which will result in a new retaining wall, footpath relocation, and associated landscaping. The site has several existing trees in close proximity to the works and, one within the site boundary of which is in significant ill health and requires removal. The purpose of this statement is to outline the condition of the trees on site, justify the removal of the unhealthy specimen, and set out appropriate protection measures to safeguard the remaining trees during construction.

2. Tree Survey Summary

A tree inspection has been undertaken in accordance with **BS 5837:2012 – Trees in Relation to Design, Demolition and Construction**.

Key outcomes:

- **T1 – [Species]**
 - Condition: *Poor*
 - Defects: Evidence of decay, structural weakness, limited leaf coverage, and reduced vigour.
 - Recommendation: **Removal** due to irreversible decline and increasing likelihood of structural failure.
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- **Adjacent Trees (T2, T3, T4 – [Species])**
 - Condition: *Fair to Good*
 - Significance: Provide visual screening and contribute to site amenity.
 - Constraints: The proposed retaining wall and footpath fall within or immediately adjacent to their Root Protection Areas (RPAs).

3. Justification for Removal of T1

T1 is no longer capable of being retained safely due to its poor physiological and structural condition. The removal of the tree:

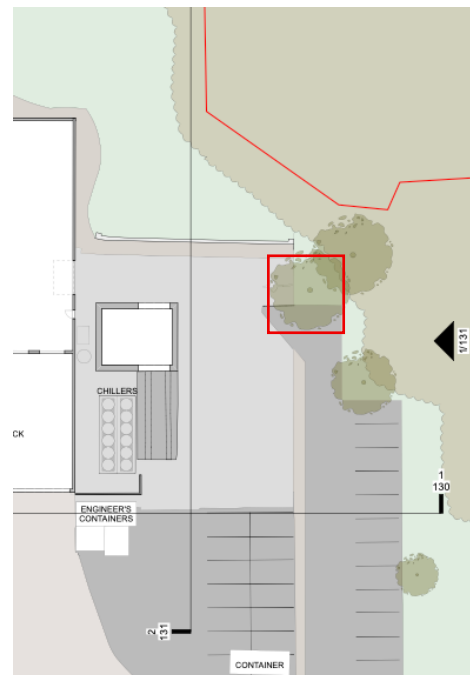


Image of tree to be removed (Image taken in June 2025) and location of tree.

- Removes a foreseeable safety hazard to site users and future operational activity.
- Allows for safe construction of the new retaining wall and footpath.
- Supports the long-term health of the landscape by replacing the tree with more suitable planting as part of the development's landscaping scheme.

Given the limited amenity value of T1 and its declining condition, removal is considered both reasonable and necessary.

4. Retention of Adjacent Trees

All other trees within and around the site are to be retained. The proposed development has been designed to minimise encroachment into RPAs; however, due to the proximity of the footpath and retaining wall, some overlapping of the construction footprint cannot be entirely avoided.

These trees are assessed as suitable for retention and can be protected effectively during construction through the measures outlined below.

5. Tree Protection Measures (BS 5837:2012)

To ensure the remaining trees are protected throughout the construction phase, the following measures must be implemented:

5.1 Protective Fencing

- Erect **robust tree protection fencing** (e.g., Heras panels secured to a scaffold frame) at the edge of the RPAs of all retained trees.
- Fencing must be installed **prior to commencement of any works**, including enabling or demolition works.
- Fencing to be in accordance with Figure 2 of BS 5837:2012.

5.2 Retaining Wall Construction

- Foundations should be designed, where possible, to avoid deep excavation within RPAs. Suitable strategies include:
 - Hand-digging in sensitive areas
 - Use of micro-pile or cantilevered systems if deeper excavation is unavoidable
- Any exposed roots (>25 mm diameter) must be:
 - Cut cleanly with sharp tools
 - Not torn or ripped from the ground
 - Immediately covered with damp hessian until backfilling

5.3 Ground Protection

- If temporary access for machinery is required near trees, install ground protection such as:
 - Timber boarding
 - Cellular ground protection mats
- This prevents compaction of soil within RPAs.

5.5 Storage and Site Operations

- No storage of materials, chemicals, spoil heaps, fuel, or equipment is to occur within RPAs.
- No fires or mixing of cement within 10 m of any retained tree.

6. Replacement Planting

As part of the landscape strategy, the removal of T1 will be mitigated by the planting of a suitable replacement tree (or trees). Replacement species selection will:

- Be appropriate to the industrial setting.
- Enhance long-term site amenity
- Support biodiversity
- Ensure a positive landscape contribution over time

Species may include: **native field maple, birch, oak, or hornbeam**, subject to final landscape design approval.

7. Conclusion

The proposed removal of T1 is justified due to its poor health and structural condition. With the implementation of appropriate protection measures in accordance with BS 5837:2012, all remaining trees on site can be successfully retained and safeguarded during construction.

The development provides an opportunity to introduce meaningful replacement planting, ensuring that the site's green infrastructure is maintained and enhanced in the long term.