Arboricultural Consultation Response

Application No:	**Location:**
24/02292/FUL	Manor Farm, Thurning Road, Winwick
Case Officer: HH	**Proposals:** Conversion of existing buildings (including removal of lean-to structure and extension) to provide a residential annexe

Observations:

An application has been submitted for the conversion of existing buildings to provide a residential annex. The site is not located within a Conservation Area, and there are no Tree Preservation Orders in place.





Comments

Although the proposal will require the removal of a number of trees, most of them are of low quality, life expectation or amenity value. We have now received a Tree Report and Arboricultural Impact Assessment which confirm that trees off site will not be affected.

5 Arboricultural method statement – in principle

30 The purpose of an arboricultural method statement is to articulate the necessary steps, in logical sequence, that will protect the retained trees from accidental harm during the proposed development, and those steps may be illustrated upon a tree protection plan.

31 The wild cherry tree on the northern boundary might need occasional pruning to provide un-obstructed access to the farmland, but the need for, or frequency of, such an operation cannot be predicted here.

32 The wild cherry tree's root development had already adapted to the use of the gateway as an access and so no ground protection measures were considered to be necessary to allow the tree to be retained.

33 It was considered to be unlikely that the site storage areas were to be close to the wild cherry tree, but if that was incorrect then tree protection measures may be required to prevent avoidable harm to the tree.

34 The three self-set sycamore trees provided no public amenity, and as none deserved the protection offered by a Tree Preservation Order, all three should be removed to facilitate the development, and so no tree protection measures would be required.

35 Consideration may need to be given to temporary tree protection measures for the retained pleached tree, if scaffolding were to be erected for example.

36 The use of ground protection boards around the retained tree might be necessary, depending upon the opinion of a suitably competent, qualified, and insured engineer, to prevent harm arising from marginal compaction of the soil volume beneath the concrete courtyard because of site traffic.

37 The off-site cherry tree's roots had already adapted to the presence of the built form within the development site and so I did not consider that any ground protection measures would be required during the demolition, or the construction phase.

38 The shade cast from the off-site trees did not represent a constraint because of the trees' positions to the north of the proposed built form.

6 Summary

39 The retention of the one tree of interest at the property, the wild cherry tree, which was some distance from the proposed work site, would not be a constraint to the development.

40 The self-set sycamore trees gave no public amenity interest, and were of poor quality, and so I would recommend their removal prior to development.

41 The retention of one of the two pleached pear trees could be accomplished, with suitable ground protection measures if deemed necessary, without imposing a major obstruction to the development.

42 The neighbours' trees would not be a constraint to the development.

7 Conclusion

43 I concluded that the proposal to develop the site had taken due consideration of the arboricultural features of interest and that there was no sound arboricultural reason why the site should not be developed as proposed.

44 If required by the local planning authority, then an arboricultural method statement could be worked up that would seek to demonstrate how the construction could take place without causing harm to the retained trees.

It also provides an acceptable Method Statement for the project. I still have concerns about the proximity of the Cherry tree to the new development, but am now happy to support the application.	
Recommendation: Support Application.	
Signed: NS	**Date: 29/05/2025**