

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Arboricultural Impact Assessment

764-786 Stockport Road
Levenshulme
M12 4DG

Ref: P.1593.22

February 2022

Revision	Date	Description

Ascerta

Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG
T: 0845 463 4404 E: info@landscapetreeseecology.com
www.landscapetreeseecology.com

P.1593.22

Arboricultural Impact Assessment

**764-786 Stockport Road
Levenshulme
M12 4DG**

For

bEk Enviro Ltd

22 February 2022

Field Work by	Helen Millner
Document Author	Alistair McLeod
Technical Review	Helen Millner
QA Review & Approval	Ciaran Power, Office Manager

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Appendix 1 Tree Data Tables in accordance with Table 1 of BS5837: 2012

Appendix 2 Drawing P.1593.22.01 *Tree Survey*

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent 764-786 Stockport Road, Levenshulme M12 4DG has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of a number of retail units, which will require the removal of existing trees growing within the site.

1.0 Introduction

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent 764-786 Stockport Road, Levenshulme M12 4DG and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was visited on 19th January 2022 by Helen Millner, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing on the site to the standards contained within BS5837: 2012. This report presents the results of the survey and provides an assessment of the impact of the development.

2.0 Objectives

- 2.1** Our client's objective is to develop the site by the construction of a number of retail units, in keeping with the buildings either side of the site.
- 2.2** Our objectives are as follows:
- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
 - Identify which trees will need to be removed directly as a result of the proposed development of the site;
 - Identify any indirect impact from the proposed development on trees proposed for retention;
 - Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of any retained trees;
 - Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
 - Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

3.1 The revised National Planning Policy Framework, updated in July 2021, sets out the government's planning policies for England and how these are expected to be applied. It provides a Framework within which locally prepared plans for housing and other development can be designed and produced.

3.2 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective-** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective-** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, safe and beautiful places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective-** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged.

The Framework promotes the retention of existing trees wherever possible, that new streets are tree-lined, and that the right trees are planted in the right places.

3.3 The site lies within the Manchester City Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.4 Checks have not been made with the Local Planning Authority to determine whether any of the trees within our survey are statutorily protected by a Tree Preservation Order or whether the site is located within a Conservation Area. In advance of the commencement of any works to trees within or adjacent the site therefore, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.0 Planning Policy & Relevant Legislation (Continued)

- 3.5** British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.
- 3.6** Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

- 4.1** We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 4.2** Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low / moderate range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis.
- 4.3** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 19th January 2022 during dry, sunny weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.

5.0 Survey Results & Impact Assessment

- 5.1 Existing Tree Cover:** Three individual trees were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.1593.22.01 *Tree Survey*.
- 5.2 Direct Impact on Trees:** The development of the site as proposed will directly require the removal of all three trees surveyed.
- 5.3 Landscape Compensation:** Ordinarily, development proposals would seek to replace trees lost, however given the nature of the proposals, in this instance this will not be possible. The trees are in any event of limited quality / value within the landscape and therefore their loss to the landscape is considered negligible.

6.0 Summary of Impacts & Potential Mitigation Factors

- 6.1** Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed	T1, T2 & T3	Given the space available, it will not be possible to replace those trees removed. However, the value of these trees within the landscape is such that their loss represents a negligible impact on the landscape.

7.0 Conclusions & Recommendations

- 7.1** Those trees surveyed are considered to have a negligible value within the local landscape and therefore their loss for development is considered inconsequential. We therefore have no recommendations for replacement planting as part of the development of the site.

8.0 References

Ministry of Housing, Communities & Local Government (July 2021) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group Publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

Appendix 1

Site:	764-786 Stockport Road, Levenshulme, M12 4DG	Surveyor:	H. Millner	 Landscape Trees Ecology
Client:	bEk Enviro	Survey Date:	19.01.22	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry / Sunny	

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T1	Ash	11	#310+250	4.78	4	4	1	5	4	EM	F/P	Self-seeded tree, bifurcate form. Strong canopy bias to the west due to suppression from T2. Low value.	Remove to facilitate development proposals.	<20	C1
T2	Ash	12	#360+370	6.19	4	5	6	3	4	EM	F/P	Self-seeded tree, bifurcate form. Some lower stem damage to the northwest, appears to have occluded well. Low value.	Remove to facilitate development proposals.	<20	C1
T3	Elder	7	#240	2.88	4	0.5	4	0.5	3	M	P	Poor form, growing over / leaning on adjacent garage roof. Minor deadwood with canopy, with small decay cavities throughout.	Remove to facilitate development proposals.	<20	C1

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

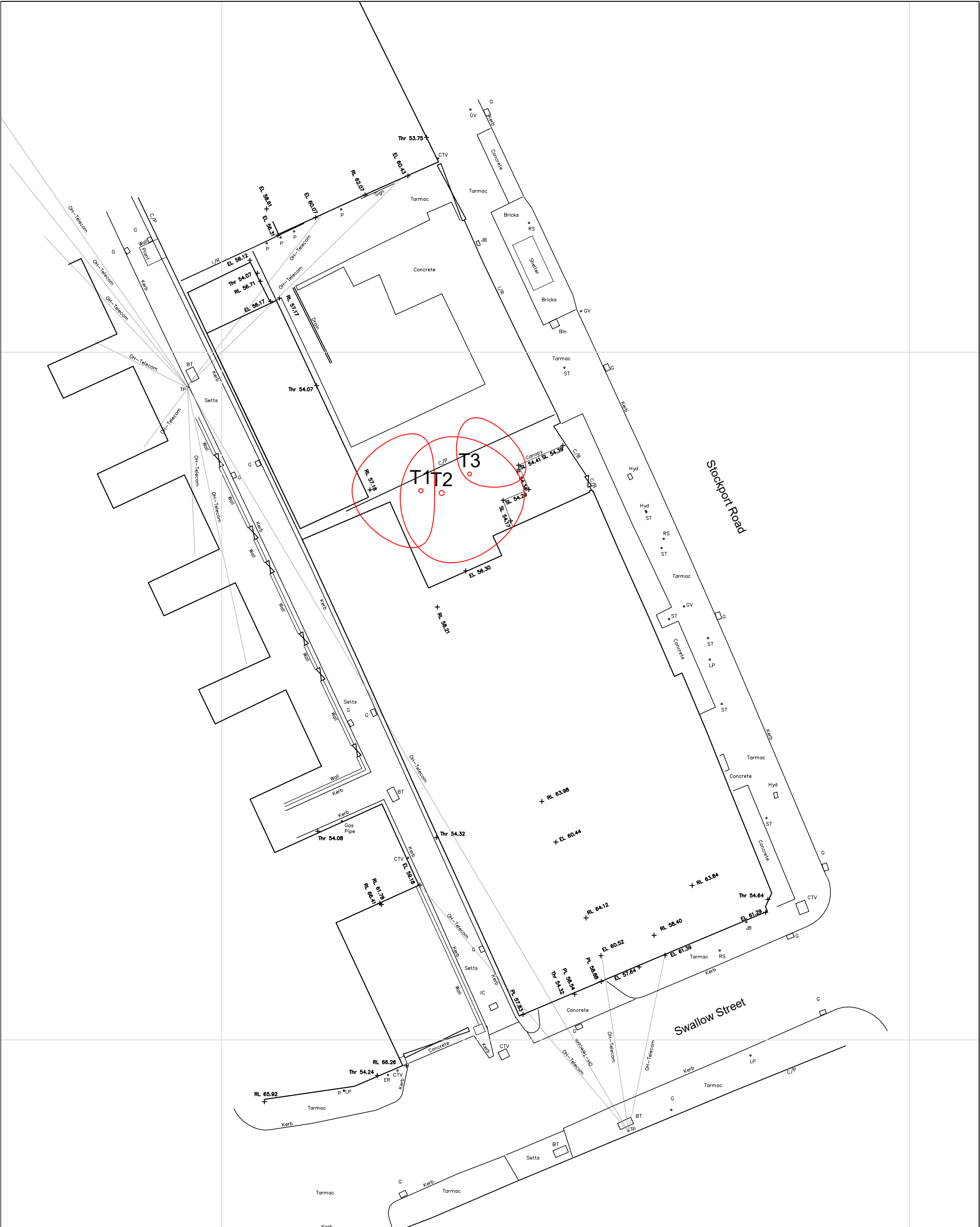
T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Appendix 2



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t: 0845 463 4404
e: info@landscapetreeseecology.com
Web: www.landscapetreeseecology.com

CLIENT: bEk Enviro			
PROJECT: 764 – 786 Stockport Road, Levenshulme M12 4GD			
DRAWING TITLE: Tree Survey			
SCALE: 1:250 @A3	DRAWN BY: CP	DRAWING No: P.1593.22.01	REV: -
DATE: 19/01/2022	CHKD BY: HM		

KEY

Existing tree to be removed

ALL COORDINATES RELATED TO LOCAL GRID
LOCATED TO OS NG BY BEST FIT TO DETAIL,
EXTRACTED FROM OS DIGITAL DATA.

DO NOT SCALE

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