



MANCHESTER AQUATIC CENTRE
ARBORICULTURAL IMPACT ASSESSMENT
NOVEMBER 2021

TEP
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Document Control

Document Title	Arboricultural Impact Assessment
Prepared for	Kier Construction
Prepared by	The Environment Partnership (TEP) Ltd
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Checked	Angus Blankenstein
Approved	Tom Popplewell

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1.0	04/11/21	RMG	TDP	Approval	Issue

Arboricultural Impact Assessment

1.0 Scope

- 1.1. TEP has been commissioned by Kier Constructio to conduct an arboricultural survey of land at Manchester Aquatic Centre and to make an assessment in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- 1.2. This report has been produced to support a planning application. It describes the findings of field and desktop surveys; the effects that granting planning permission would have on arboriculture; and measures that are and/or should be incorporated in the proposed development.
- 1.3. A judgement has been made in consideration of the survey findings, desktop search results and the nature of the proposed development that a full report style Arboricultural Impact Assessment (AIA) would not be proportionate. This document presents the content of an AIA in a condensed format, which is considered appropriate for relatively simple sites and/or development in relation to trees.
- Survey
- 1.4. The survey was undertaken in November 2021 in accordance with BS 5837 by a qualified arboriculturist. The survey method is included at Appendix B.
- 1.5. A topographical survey was used to record the position of trees and vegetation (drawing reference: 20C139 P01). Where trees were not shown on the topographical survey, their locations were estimated.
- 1.6. Trees on private land outside the application boundary, and at inaccessible locations were surveyed insofar as was practicable. Whilst reasonable effort has been made to ensure the accuracy and comprehensiveness of such records, it cannot be guaranteed.

Limitation

- 1.7. This report relates to a specific development proposal and should not be interpreted as advice in any other circumstance.
- 1.8. This report constitutes a valid basis for the evaluation of impacts on trees resulting from the proposed development for a period not exceeding 2 years. After this, it would be necessary to review baseline data and conclusions to ensure reliability.
- 1.9. Where the recommendations of this report have been followed, any future deterioration in tree condition shall not be attributable to the development.

Arboricultural Impact Assessment

2.0 Baseline

2.1. This drawing presents an overview of the existing trees within influencing distance of the proposed development. It also summarises the results of desktop searches for any designations, legal and regulatory restrictions or special status of relevance to arboriculture.

Application Site

2.2. The site is located on the corner of Oxford Road and Booth Street East and comprises the Aquatic Centre and a small area of hard landscaped frontage, and a small area of car parking to the rear of the building.

Survey results

2.3. 16 individual trees, 1 group of trees and 1 hedge were recorded within influencing distance of the application site.

2.4. Trees T1 to T5 are all middle aged dawn redwoods located between Oxford Road and a small area of car parking. They are approximately 20 to 30 years old and were possibly planted as part of the original landscaping during the construction of the aquatic centre. They are all beginning to raise the surrounding hard surfaces, either block paving or tarmac but provide a prominent green feature along the edge of the road. With the exception of T5 they are all in good condition and will provide good amenity and landscape value as they begin to mature.

2.5. Tree T5 has been planted in what appears to be some form of planting pit with a metal grid around the stem; the tree has now reached a size where the grid is restricting growth and the crown is in severe decline as a result.

2.6. Trees to the south of the Aquatic Centre are all ornamental specimens within the hard landscaped ground providing good amenity. Trees T6 to T12 are all young Sweetgums, recently planted as part of the Manchester Engineering Campus Development. They are located in a small strip of grass, likely covering some form of structured tree planting pit. They are in good condition but still have small crowns. Group G1 and T13 are all Himalayan birch in good condition that provide good screening for the adjacent bike shelter and T14 to T16 are all young London planes in hard planting pits with small crowns and no visible defects.

2.7. Trees have been categorised in accordance with BS 5837 to describe their arboricultural, landscape or cultural qualities: A (high quality), B (moderate quality) C (low quality) and U (unsuitable for retention). The categorisation of tree quality allows a weighting to be given to each tree within the context of proposed development but is not prescriptive. Hedgerows are not categorised.

2.8. A Root Protection Area (RPA) has been calculated in accordance with BS 5837. This is based on each tree's stem diameter at 1.5 metres and has been adjusted where necessary to most accurately represent the likely spread of roots in consideration of prevailing conditions. The RPA represents the minimum area around each tree that must be left undisturbed to ensure its survival.

2.9. Feature locations, their quality categories, canopy spreads and root protection areas are shown opposite. All arboricultural information recorded during the survey is presented at Appendix A.

Desktop Searches

2.10. Manchester City Council have confirmed that no trees on or adjacent to the site are protected by Tree Preservation Order or within a Conservation Area.

2.11. Natural England's Ancient Woodland Inventory (Provisional) for England contains no records for the site.

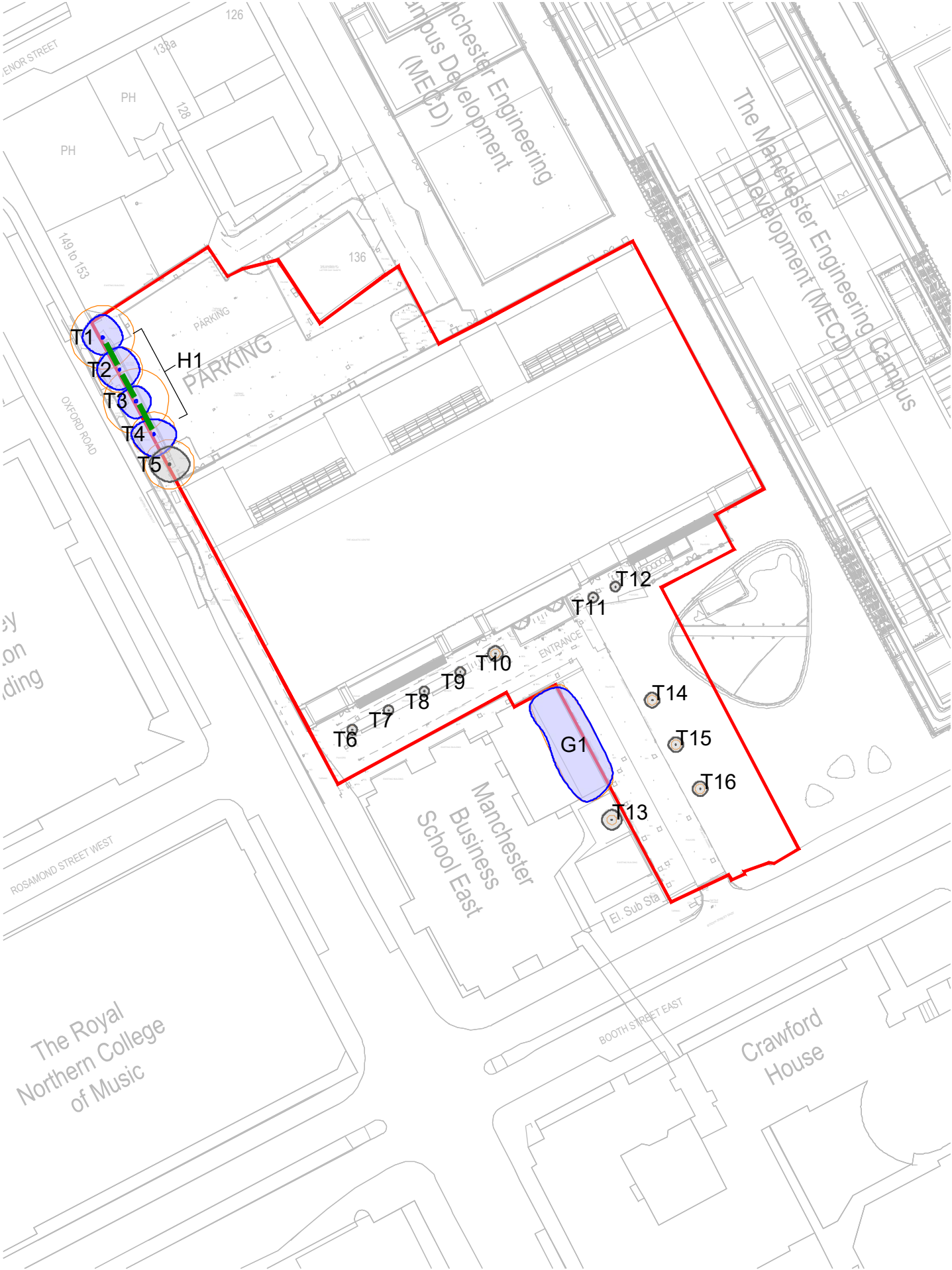
2.12. There are no veteran trees which could be affected by development of the site.

2.13. The site is not within a Community Forest.

2.14. There are no mapped Habitats of Principal Importance (Hedgerow, Deciduous Woodland, Wood Pasture and Parkland, and Traditional Orchard) on the site. Observations made during the site survey support this.

2.15. No assessment of the presence of protected species has been made during the production of this report. Features of possible interest that were observed incidentally during the tree survey are recorded in Appendix A.

2.16. Works to and around trees have the capacity to affect protected species, particularly including birds, bats, great crested newts, badgers, dormice, otters and water voles. Contractors should be familiar with the locations and sensitivities of any protected species that are present and take reasonable avoidance measures or comply with the requirements of any licence agreement in accordance with the advice of an ecologist.



KEY

[This drawing must be reproduced in colour]

- T1/G1/W1 Trees
- H1 Hedgerow
- Root Protection Area (RPA)
- Survey Boundary

Tree Quality Categorisation
(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (Unsuitable for retention)
- Hedgerow (Not categorised)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).



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Rev	Description	Drawn	Approved	Date
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THE ENVIRONMENT PARTNERSHIP

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Project
Manchester Aquatic Centre

Title
Arboricultural Impact Assessment [BASELINE]

Drawing Number
D9145.001

Drawn	Checked	Approved	Scale	Date
RMG	AAB	TDP	1:1000 @ A3	03/11/2021

Arboricultural Impact Assessment

3.0 Effects

- 3.1. In simple terms, the effects on arboriculture comprises an account of which existing trees would not be retained within the proposed development; what significance they have; and whether adverse effects would or can be mitigated or offset.
- 3.2. This drawing presents the results of an assessment in accordance with BS 5837, including a definitive account of which trees would be removed or pruned.

Proposed development

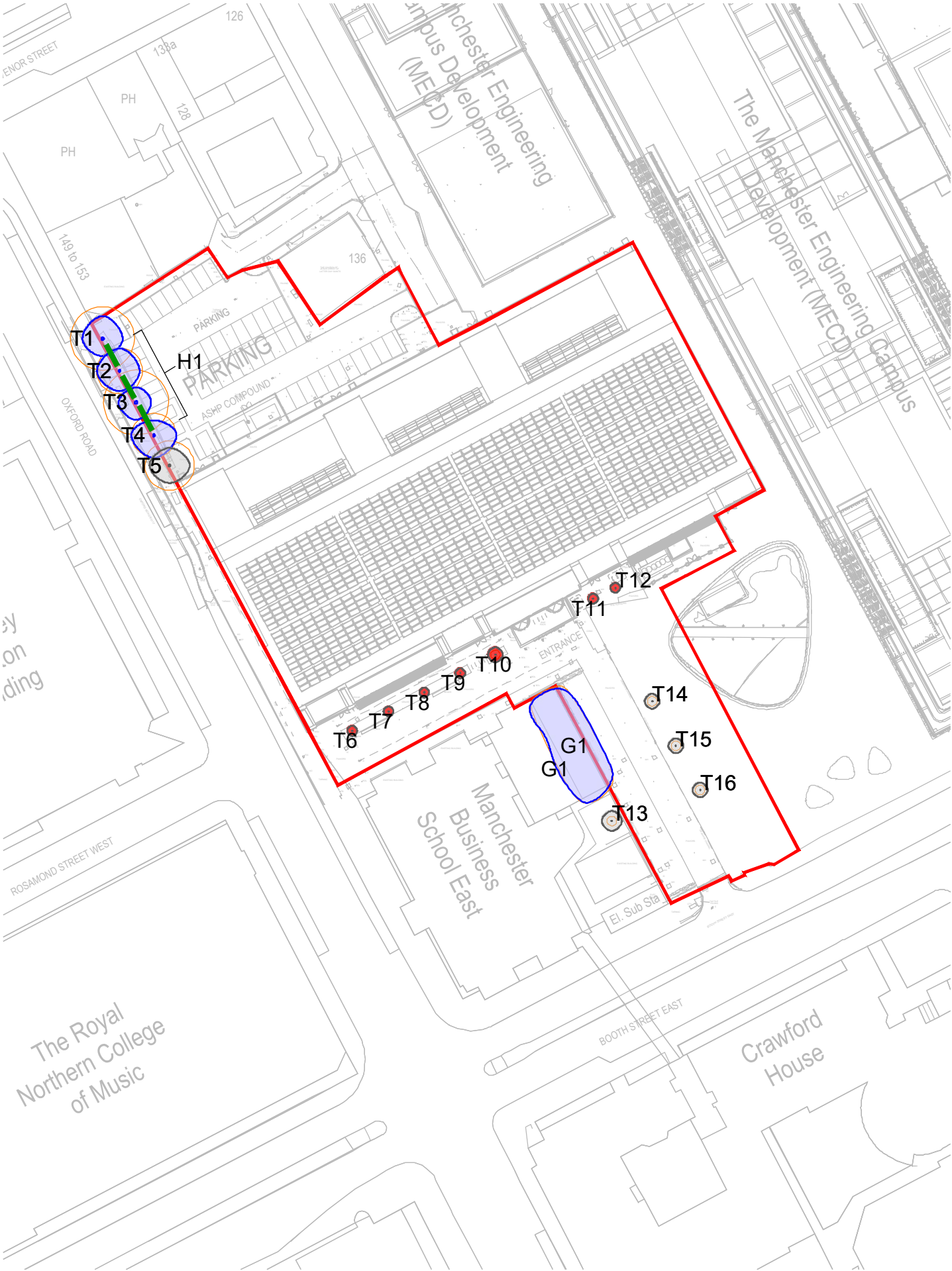
- 3.3. The proposed development comprises the internal redevelopment of the Aquatic Centre. Additional ancillary works outside the building include upgrades to the AHU on the south eastern aspect of the building and two temporary work compounds. The proposed layout is shown opposite and is based on drawing MAC-PAL-Z0-ZZ-DR-A-1050).

Proposed tree works

- 3.4. A reasonable worst case assessment of the requirement to prune or remove trees has been made on the basis of BS 5837, the proposed construction methods, and professional judgement. The works listed below and illustrated opposite form part of the proposed development, and would be permitted by the grant of planning consent:
- 3.4.1. Remove T6 to facilitate temporary works compound
- 3.4.2. Remove Trees T7 to T12 to facilitate temporary construction access
- 3.5. Tree removal is concentrated to the immediate south of the aquatic centre and comprises 7 young sweetgum trees recently planted as part of the landscaping for the Manchester Engineering Campus Development.
- 3.6. Although 7 trees are proposed for removal, Kier Construction intends to translocate the 7 trees to another site via Manchester's City of Trees organisation. This does not form part of the planning application.
- 3.7. In order to ensure tree survival, the translocation of these trees should be undertaken within the quickest timescales possible. The receptor or holding site should be ready and available prior to the lift. Uprooted trees should ideally be stored no longer than over winter 2021.
- 3.8. The method by which trees should be translocated and handled is detailed within Section 4.0 Mitigation of this document.

Effects on designated or protected features

- 3.9. Trees are a material consideration and the quality of trees, planning policies, and the presence of any special status or designation is likely to be considered by consenting authorities when determining a planning application.
- 3.10. The removal of trees, without mitigation, constitutes an adverse effect that is likely to be regarded by consenting authorities as contrary to the overarching environmental objective within national planning policy to protect and enhance the natural environment and biodiversity.
- 3.11. In consideration of the desktop search results described previously, there are no adverse effects that cannot be mitigated or offset and which therefore lead to potential grounds for a refusal of planning permission.
- 3.12. It will be for the consenting authority to evaluate the proposed development, including mitigation measures, in consideration of all relevant local and national planning policies and guidance.



KEY

[This drawing must be reproduced in colour]

- T1/G1/W1 Trees
- H1 Hedgerow
- Root Protection Area (RPA)
- Survey Boundary

Trees and hedgerow to be retained and protected

- Category A (High quality)
- Category B (Moderate quality)
- Category C (Low quality)
- Category U (May be retained for habitat value)
- Hedgerow (Not categorised)

Proposed tree and hedgerow works

- Trees to be removed (Canopy outline denotes tree quality category)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).



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Project
Manchester Aquatic Centre

Title
Arboricultural Impact Assessment [EFFECTS]

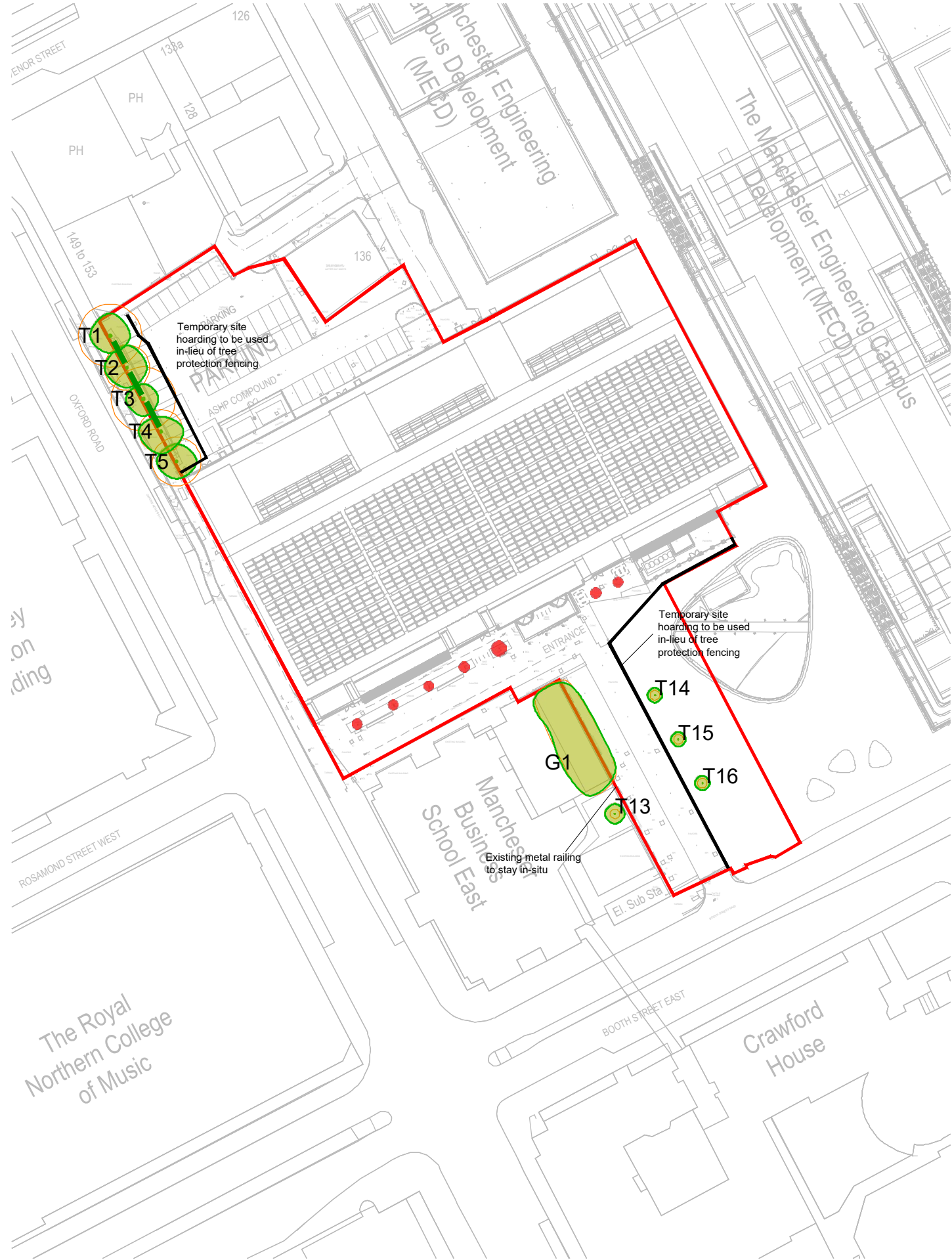
Drawing Number
D9145.002

Drawn	Checked	Approved	Scale	Date
RMG	AAB	TDP	1:1000 @ A3	03/11/2021

Arboricultural Impact Assessment

4.0 Mitigation

- 4.1. This drawing describes mitigation measures that are incorporated within the proposed development and would be secured by the grant of planning permission. It also outlines recommended measures, which are not proposed but which could be secured by planning condition or agreement and therefore relied upon to draw conclusions regarding overall effects in planning terms.
- 4.2. This information is presented in the format of a method statement, which describes actions to be completed by the site manager in chronological order.
- Proposed measures**
- 4.3. The site manager and all contractors must observe and implement everything in this section to avoid a breach of planning.
- Pre-start**
- 4.4. The site manager will read, understand and retain responsibility for implementing this document.
- 4.5. A copy of this document in colour and at A3 will be made available for inspection on site and introduced to all relevant contractors.
- 4.6. Arboriculturist and author of this document, Robin Grimes, can be contacted on 01925 844027, if required to assist with the correct interpretation of this document and/or inspect tree works and tree protection measures.
- 4.7. An Arboricultural Contractor will be appointed to undertake tree works.
- 4.8. Tree works shown on drawing D9145.002 will be completed in accordance with BS3998: 2010 Tree work - Recommendations.
- 4.9. Tree protection fencing will be substituted with robust, site wide hoarding as shown opposite.
- 4.10. The site manager will inspect and verify the correct installation of the hoarding used for tree protection and maintain a photographic record.
- 4.11. Site hoarding will not be removed or realigned; and storage, excavation, level change, and access is prohibited within areas of tree protection except as described by this document or an approved Arboricultural Method Statement.
- During construction**
- 4.12. Works will proceed in a careful and logical manner, to prevent accidental damage from cranes, booms and other plant/vehicles.
- 4.13. If major roots (>25mm diameter) are uncovered during construction, works liable to damage them will cease, they will be loosely covered, and arboricultural advice will be sought.
- 4.14. Following completion of all construction works and removal of vehicles, plant, compounds and materials, tree protection will be removed.
- Recommended measures**
- 4.15. The client, site manager and/or contractors should implement everything in this section; compliance may be specifically required by planning condition.
- Recommendations for translocation of removed trees**
- 4.16. The make-up of the planting pits of the 7 removed trees is unknown. Therefore it is recommended that some exploratory investigations should be undertaken into sub-structure.
- 4.17. Investigation work should be undertaken with hand tools only; non-invasive investigation work could comprise contacting the Landscape Designers of the Manchester Engineering Campus Development to see what pit specifications were used.
- 4.18. If the sub-structure of the planting pits is mainly soil, all 7 trees should be dug up with a small, flat-toothed bucket on a mini excavator preserving as much of the root mass and associated soil as possible.
- 4.19. Relocated trees should be planted in their receptor locations as soon as possible, ideally immediately. If this is not possible, they should temporarily have the root balls wrapped in hessian for transport and stored in containers or a proprietary holding area until such time they are planted in their final locations.
- 4.20. Trees must be watered as necessary to maintain soil moisture during storage.
- Planting**
- 4.21. A scheme of tree planting for the application site should be produced and implemented to offset adverse effects associated with the proposed development and tree loss.
- 4.22. The planting should aim to maintain or enhance the benefits provided by trees, particularly the potential future landscape and amenity value of the tree planting in front of the Aquatic Centre of those removed. It should include:
- 4.22.1. at least 7 new trees with a mature height of at least 15m; and
- 4.22.2. a species similar to the 7 proposed for removal.
- 4.23. Provision should be made for the maintenance of new planting in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, and replacement of failures for a period of at least 5 years.



KEY

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- T1/G1/W1 Retained trees, groups and woodland
- H1 Retained hedgerow
- Root Protection Area (RPA)
- Trees proposed for translocation
- Survey Boundary
- Site Hoarding location



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Project
Manchester Aquatic Centre

Title
Arboricultural Impact Assessment [MITIGATION]

Drawing Number
D9145.003

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APPENDIX A: Arboricultural Data Sheets



Surveyor Robin Grimes
Survey Date 3rd November 2021
Site Manchester Aquatic Centre
Drawing Ref D9145.001

Italicised Feature Ref: Inspection of this feature was restricted
Italicised Values: Feature value was estimated

APPENDIX A: Arboricultural Survey Data Sheets

Ref	Species	Height	Canopy Ground Clearance	Stem Diameter (or range)	No. of stems/ individuals	Crown Spread North	Crown Spread South	Crown Spread East	Crown Spread West	Lowest Branch Height	Lowest Branch Direction	Maturity	Condition	Comments on form, condition, health and significant defects	Management recommendations in current context	BS 5837 Quality Category	Estimated Remaining Contribution
		(m)	(m)	(mm)	arising below 1.5m	(m)	(m)	(m)	(m)	(m)	(N,S,E,W)	Young, Middle Age, Mature	Good, Fair, Poor, Veteran			A,B,C,U (1,2,3)	Long, Medium, Short, Very Short
Trees																	
T1	Dawn redwood	15.0	2.0	530	1	4.5	3.5	4.0	4.0	2.5	N	Middle Age	Good	Located in block paved pavement. Roots and stem buttress clearly lifting surface. Fluted stem. Good conical form and vigour		B ,1, 2	Long
T2	Dawn redwood	13.0	2.0	380	1	4.5	4.0	4.0	4.5	2.5	E	Middle Age	Good	Located in soft verge between car park and pavement. Good conical form and vigour		B ,1, 2	Long
T3	Dawn redwood	15.0	2.0	540	1	3.0	3.5	3.0	3.5	2.5	E	Middle Age	Good	Located in soft verge between car park and pavement by with tarmac around base that has been lifted. Good conical form and vigour		B ,1, 2	Long
T4	Dawn redwood	13.0	2.0	370	1	3.0	4.5	4.5	4.5	2.5	N	Middle Age	Good	Located in soft verge between car park and pavement by with tarmac around base that has been lifted. Good conical form and vigour		B ,1, 2	Long
T5	Dawn redwood	13.0	2.0	410	1	3.5	3.5	4.0	4.0	2.5	E	Middle Age	Poor	Located in block paved area with metal grid around and strangling stem base. Severely reduced vigour with part of lower crown dead	Remove metal grid but likely damage too far gone	C ,2	Short
T6	Sweetgum	6.0	2.0	75	1	1.0	1.0	1.0	1.0	2.0	S	Young	Good	New tree planting in grass strip along southern edge of aquatic centre. Minor bark wounds but good vigour		C ,1, 2	Long
T7	Sweetgum	6.0	2.0	75	1	1.0	1.0	1.0	1.0	2.0	S	Young	Good	New tree planting in grass strip along southern edge of aquatic centre. Minor bark wounds but good vigour		C ,1, 2	Long
T8	Sweetgum	6.0	2.0	75	1	1.0	1.0	1.0	1.0	2.0	S	Young	Good	New tree planting in grass strip along southern edge of aquatic centre. Good form and vigour		C ,1, 2	Long
T9	Sweetgum	6.0	2.0	75	1	1.0	1.0	1.0	1.0	2.0	S	Young	Good	New tree planting in grass strip along southern edge of aquatic centre. Good form and vigour		C ,1, 2	Long
T10	Sweetgum	6.0	2.0	75	1	1.5	1.5	1.5	1.5	2.0	S	Young	Good	New tree planting in grass strip along southern edge of aquatic centre. Good form and vigour		C ,1, 2	Long
T11	Sweetgum	5.0	2.0	75	1	1.0	1.0	1.0	1.0	2.0	S	Young	Good	New tree planting in grass strip along southern edge of aquatic centre. Good form and vigour		C ,1, 2	Long
T12	Sweetgum	5.0	2.0	75	1	1.0	1.0	1.0	1.0	2.0	S	Young	Good	New tree planting in grass strip along southern edge of aquatic centre. Good form and vigour		C ,1, 2	Long
T13	Himalayan birch	6.0	2.0	80	1	2.0	2.0	2.0	2.0	2.0	N	Young	Good	New planting similar to larger adjacent group		C ,2	Long
T14	London plane	7.0	2.5	80	1	1.5	1.5	1.5	1.5	2.0	S	Young	Good	New planting in what appears to be underground planting pit with metal grid top. Good form and vigour with no visible defects		C ,1, 2	Long
T15	London plane	7.0	2.5	80	1	1.5	1.5	1.5	1.5	2.0	S	Young	Good	New planting in what appears to be underground planting pit with metal grid top. Good form and vigour with no visible defects		C ,1, 2	Long
T16	London plane	7.0	2.5	80	1	1.5	1.5	1.5	1.5	2.0	S	Young	Good	New planting in what appears to be underground planting pit with metal grid top. Good form and vigour with no visible defects		C ,1, 2	Long
Groups																	
G1	Himalayan birch	11 to 12	4.0	220 to 260	5							Middle Age	Good	5 trees forming one linear canopy with good form and vigour		B ,2	Long
Hedges																	
H1	Common beech	1 to 1	0.5	n/a	n/a							Middle Age	Good	Well-maintained ornamental hedge between tree stems		n/a	n/a



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APPENDIX B: Survey Method

APPENDIX B: Survey Method

The survey of trees is conducted from ground level only. The nature of the soils on site is not assessed.

Trees are dynamic living organisms with a constantly changing structure; even trees in good condition can suffer from damage or stress. The information recorded is presented as being correct at the time of survey.

The following features of each tree, group of trees or wood may have been recorded in the Arboricultural Survey Data Sheets at Appendix 1.

Species	The common name is given. The Latin name may also be given if further clarification is required.	
Height	Top height of tree recorded in metres.	
Stem Diameter	For single-stemmed trees the measurement is taken at 1.5 metres above ground level and recorded in millimetres. For multi-stemmed trees an average all stems measured at 1.5m above ground level is used. For tree groups a range from minimum to maximum diameters is provided based on measurements taken using one of the aforementioned methods.	
No. of Stems	A count of stems arising below a height of 1.5 metres.	
Crown Spread	The N, S, E and W branch spreads are recorded in metres to provide a representative crown shape.	
Height of Lowest Branch	Crown clearance above ground level recorded in metres.	
Direction of Lowest Branch	The direction of growth of the first significant branch from the point of attachment.	
Maturity	Young	Trees that can reasonably be relocated or replaced like for like, without undue cost;
	Middle Age	Trees in the established growth stage of their life with the potential to continue increasing in size;
	Mature	Trees that have reached their ultimate size, given their location and surroundings;
Condition	Good, Fair, Poor. An overall assessment of a tree's physiological and structural state in which factors that may increase its susceptibility to the effects of development are taken into account. Veteran. Trees that are in such a condition as to significantly increase their biological, cultural or aesthetic value. This is characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.	
Comments	A brief evaluation and description of the tree with comments on form, vitality, health and any significant defects or symptoms of ill-health.	

BS 5837 Tree Quality Assessment

The tree quality assessment is based on Table 1 of BS 5837:2012 (See below). Four categories (A, B, C and U) are used to denote tree quality (A= High, B = Moderate, C = Low, U= Unsuitable for retention). Subcategories (1-3) denote the specific function value of the trees and the reasoning behind the allocation of a specific category (the subcategories may be used in combination but do not accumulate collective weight).

Root Protection Area (RPA)

The RPA is allocated to ensure that a sufficient area is left undisturbed during development. It is provided as an area (m²) and as the radius of a circle (m) typically plotted from the centre of the stem.

The RPA is calculated using a mathematical equation included in BS 5837:2012 (Section 4.6 and Table D.1) and is based on a tree's stem diameter. In some cases the RPA may need to be adapted to best reflect the likely area and position of roots required to ensure survival; this may be based on criteria such as the tree's condition, species, crown spread and any barriers to growth. Any alteration must be justifiable but is made at the Arboricultural Consultants discretion.

Recommendations

Recommendations for arboricultural works, etc. are based on the **current** land use, and take into account the tree or group attributes without bias to the proposed development.

Estimated Remaining Contribution

An estimation of the life expectancy as healthy functioning tree. This will be influenced by species and the condition of the tree at the time of survey.

Long	> 40 years
Medium	20 – 40 years
Short	less than 20 years

APPENDIX B: Survey Method

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

British Standards Institute (2012) BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.
p.9

NOTES:

All young trees are assessed as quality category 'C' but this does not preclude their retention within a development.

For hedges the height, canopy spread and number of stems is recorded but they are not assigned a quality category.

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