

Tree Survey Report

Pre-Development Trees Survey in Support of Planning Application

WALKER ROAD BLACKLEY M9 6RE

Lynsey Hamer | September 2021
Treescapes Arboricultural Services

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1.0 Introduction

- 1.1 We have been instructed by Colin Walker to undertake a tree survey prior to development works at land at the end of Walker Road in Blackley Greater Manchester, M9 6RE. The OS grid reference for the site is SD 86163 03848, with a red line boundary plan attached as Figure 1. Figure two is an aerial map of the site.
- 1.2 The survey is in accordance with British Standards 5837: 2012 'Trees in Relation to Design, Demolition & Construction – Recommendations'.
- 1.3 All trees have been inspected and surveyed from the ground level. If required canopy assessment can be carried out.
- 1.4 Trees are dynamic living organisms that undergo periods of rapid change depending on many factors. The recommendations in this report are dependent on the condition of the trees at the time of survey.
- 1.5

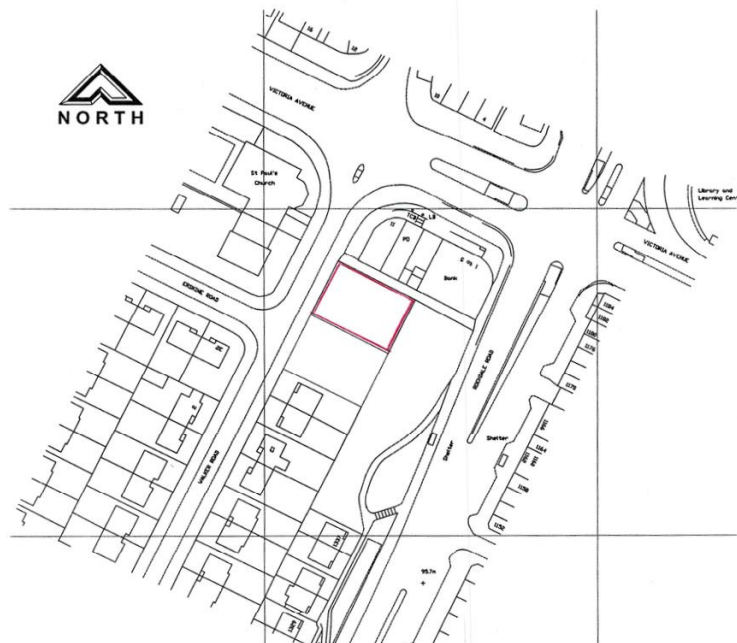


Figure 1: Red line boundary of site

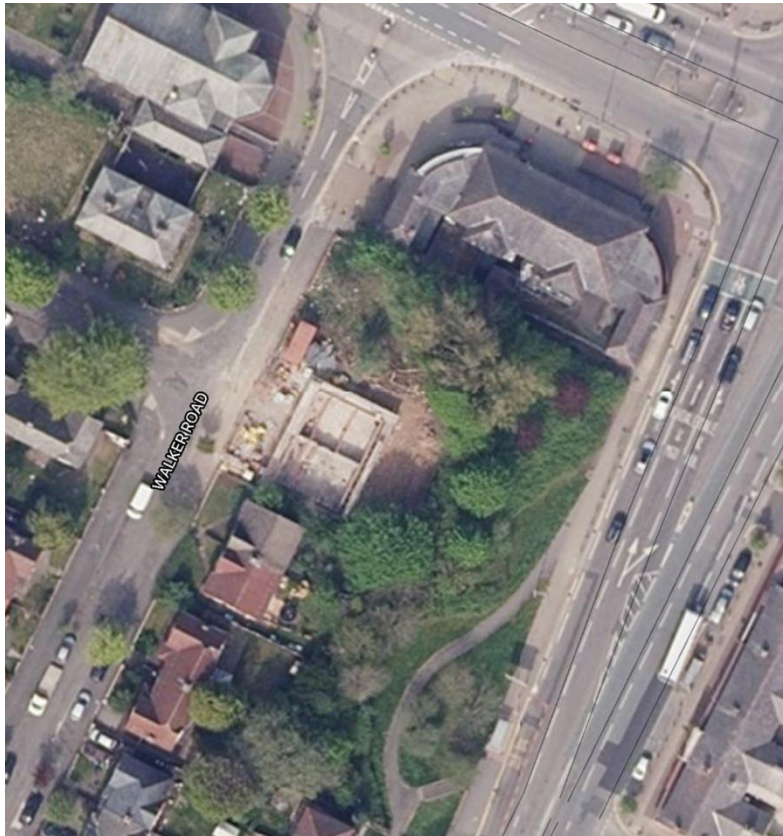


Figure 2: Map view of the proposed development site

2.0 Methodology

- 2.1 This tree survey has been carried out under current guidelines for tree works. Recommendations are based on best practice and British Standards 5837: 2012 ;Trees in Relation to Design, Demolition & Construction – Recommendations’. A retention category has been assigned to significant specimens with a group of young trees assessed and identified as sapling group T6.
- 2.2 All significant surveyed trees have been identified and are presented as T1-T5. The survey schedule is presented in Appendix one of this report. The location of the trees is presented in Appendix two.

3.0 Site Overview

- 3.1 The site is situated at the end of Walker Road in Blackley within the county of Greater Manchester. It is immediately North of Rochdale Road and South of Victoria Avenue in a mixed residential and commercial location. Residential properties are located to the South and West of the site. Commercial properties are to the North. A Post Office is to the East. Immediately South of the site is a tree and shrubbery lined footpath.
- 3.2 To the West of the site is T1, a young multi-stem specimen.
- 3.3 There is a line of mature trees to the South of the site inside the red boundary lines that comprises T2, T3, T4 and T5.
- 3.4 There is a group of approx. 35 very young trees identified as T6 to the far West of the site.

4.0 Discussion

- 4.1 All trees in the boundary line have been surveyed from the ground level. The results are presented in the following table one. There are 5 individual trees and one group. These are identified in categories of retention A, B, C or R.

Retention Category	Individual Trees	Groups of Trees
A High Quality	T2, T3	
B Moderate Quality		
C Low Quality	T1, T4, T5	T6
R Remove	T4, T5	

Table 1: Retention Table

- 4.2 All trees in the R Category should be removed due to reasons of good arboricultural practice or health and safety irrespective of development plans.
- 4.3 Trees in Categories A and B should be retained where possible on the development site and the design and layout of the plans should incorporate these trees.
- 4.4 Trees in Category C may be removed as part of planning contexts without a significant impact on biodiversity or arboricultural value.

5.0 Recommendations

- 5.1 Trees selected for retention should receive recommended remedial work as outlined in Appendix one. Furthermore these specimens should be protected for the duration of any construction work with appropriate temporary barriers. A list of appropriate barriers is contained within the British Standards 5837: 2012 'Trees in Relation to Design, Demolition & Construction – Recommendations' and protective measures should be included in the arboricultural method statement for the site once planning is approved.
- 5.2 Prior to any demolition works trees in the R category should be removed.
- 5.3 All tree works should be carried out by contractors that are suitably qualified and experienced and must conform to British Standards 3998: 2010 'Tree Work – Recommendations'.
- 5.4 Works to any trees protected by Tree Preservation Orders or within a Conservation Area – this guideline does not apply to any of these trees.
- 5.5 It is a criminal offence under normal circumstances to disturb or destroy (whether intentional or unintentional) the nesting sites of wild birds or the roosting sites of bats. An ecological report should be carried out to determine the presence of each species.
- 5.6 Works to be carried out should avoid the optimal bird nesting season (Mid-March to the end of July). Trees should be surveyed for signs of bat roosts and/or bat activity prior to commencement of works under an ecological appraisal.

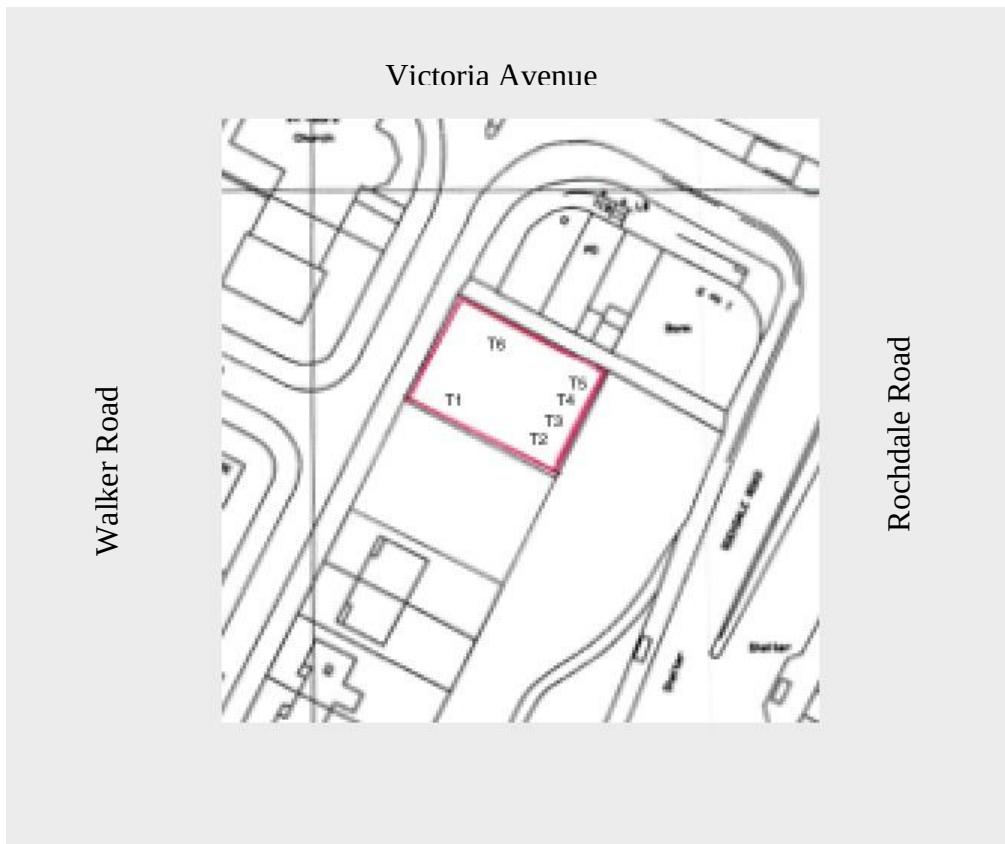
6.o Appendices

Appendix One: Tree Survey Schedule

	Specimen	Age Class	H	CS	CC	SD	Vigour	Amenity	Condition	Recommendations
T 1	Sycamore	Young	1.9	1.7	0.4	0.9	Low	Low	Fair condition Evidence of black leaf fungus	Remove with no impact to ecology or amenity
T 2	Sycamore	Mature	12	9	1.9	1.4	Normal	High	Good	Crown thin and raise with canopy reduction
T 3	Sycamore	Mature	11	8	1.7	1.2	Normal	High	Good	Crown thin and raise with canopy reduction
T 4	Ash	Mature	11	8	1.8	2.4	Low	High	Diseased – Large hollow, woodworm and die back Previous branch failure	Remove as defective irrespective of planning application
T 5	Ash	Mature	11	9	1.6	2.3	Low	Moderate	Diseased – Woodworm and die back Previous scaffold branch failures	Remove as defective irrespective of planning application
T 6	Ash, Silver birch, Sycamore	Young	2.2	2	0.7	0.5	Low	Low	Significantly affected by black leaf fungus	Remove with no impact to ecology or amenity

- 6.1 Guide to Table: H = Height CS = Canopy Spread CC = Crown Clearance SD = Stem Diameter
- 6.2 Vigour: Objective assessment of a tree's vigour: Normal or Low
- 6.3 Amenity: Subjective assessment of a tree's contribution to the amenity value of the area: High to Low
- 6.4 Condition: Good, Fair or Poor based on the general health and structural condition of the tree
- 6.5 Recommendations: remedial works to facilitate retention or recommendation to remove

Appendix Two: Site Plan with Tree Location



Appendix Three: BS5837 Table One – Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category R Those in such a condition that any existing value would be lost within 10 years and which should in the current context be removed for reasons of sound arboricultural management	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years 15 suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
NOTE: Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.				