

Stage 1 Tree Survey & Indicative Arboricultural Impact Assessment

Bury New Road/Fairy Lane, Manchester, M8 8EB

Prepared for:

BOI TRADING
C/o BH Planning & Design

Our Ref: 20/AIA/MAN/30

August 2020

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1.0 INSTRUCTION

- 1.1 We have been instructed by BOI Trading Co. Ltd to carry out an Arboricultural Impact Assessment (AIA) in order to assess the development proposal in relation to trees in accordance with the principles of British Standard 5837 'Trees in Relation to Design, Demolition & Construction - Recommendations' 2012.
- 1.2 We are instructed to prepare a report in order to provide information to assist all parties involved in the planning process to make balanced judgements regarding arboricultural features in relation to the proposed development on land at New Rd/Fairy Lane, Manchester. As such, all significant trees within influencing distance to the development proposal both on and adjoining the site have been surveyed and are listed within a Tree Survey Schedule (**Appendix 1**) and plotted on all accompanying plans.
- 1.3 The stage 1 tree survey was carried out on 05 March 2020 by Alistair Henderson, Principal Consultant to Tree Solutions Ltd. Our appraisal of the mechanical integrity of trees on the site is enough to inform the current project. The assessment of trees is carried out from ground level without invasive investigation and the disclosure of hidden defects cannot therefore be expected. Whilst the survey is not specifically commissioned to report on matters of tree safety, we report obvious defects that are significant in relation to the existing and proposed land use. We do not carry out detailed safety inspections unless specifically instructed to do so in writing and have not carried out such inspections of trees on the proposal site.
- 1.4 Six individual trees (T1–T6) and six groups (G1–G6) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 20/AIA/MAN/30 Drawing Nos. 1 & 2 at **Appendix 2**. All arboricultural information recorded during the survey is presented within a schedule at **Appendix 1**.
- 1.5 The Arboricultural Impact Assessment is based on the latest site masterplan layout plan provided by RGP Architects.

2.0 STATUTORY CONTROLS & PLANNING POLICY

- 2.1 A search on Manchester City Council (MCC) interactive map on 25/08/2020 revealed that no trees on or adjoining the site are subject to a Tree Preservation Order. We were unable to ascertain if the land falls within a designated Conservation Area, as such you are advised to seek confirmation on this prior to undertaking any tree works.

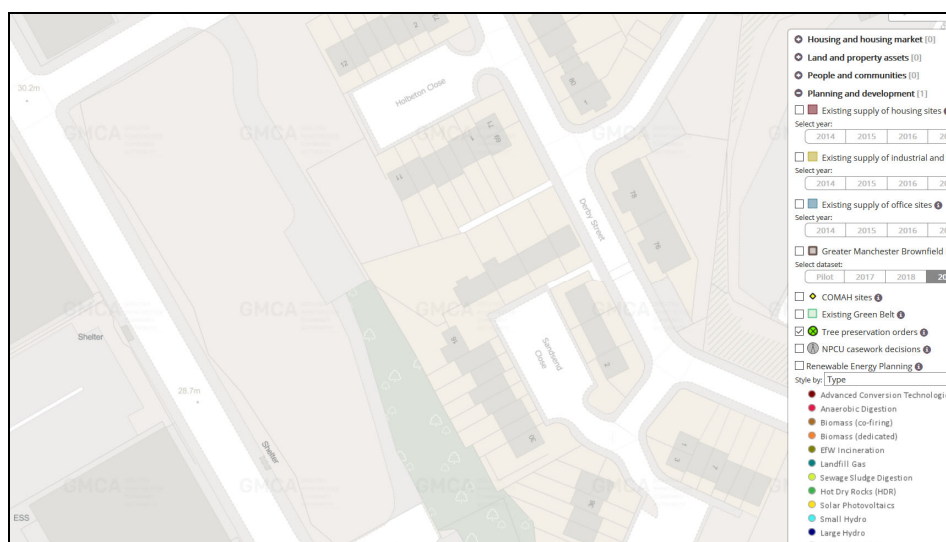


Plate 1 – Extract from MCC interactive map indicating no TPO protected trees on site

- 2.1.2 Removal of trees with a collective volume $\geq 5\text{m}^3$ in any one calendar quarter will require a Forestry Commission Felling Licence under the Forestry Act 1967 unless granted planning consent by this proposal.

2.2 Protected Species

- 2.2.1 Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation (Natural Habitats, &c) (Amendment) Regulations 2007.

2.3 Wildlife Habitats

- 2.3.1 Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds and it is likely that nesting birds will be present on the site during the period March to September.

3.0 THE SITE

- 3.1 The site is a vacant building plot with a steep sided embankment to the north which contains a linear wooded copse.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Mixed use, residential & retail with associated vehicular access and parking.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

- 5.1.1 The three phases of an AIA were outlined in Section 1. In addition, during the development process for retention trees, there may be three and even four constraints to consider: Construction Exclusion Zone (CEZ's):

- CEZ 1: Root Protection Area (see 5.2)
- CEZ 2: Tree Crown Protection (see 5.3)
- CEZ 3: Tree Dominance (see 5.4)
- CEZ 4: New Tree Planting Zone (see 5.5)

CEZ's are explained below:

5.2 CEZ 1: ROOT PROTECTION AREA (RPA)

- 5.2.1 The RPA, calculated in m², should be protected before and during any demolition/construction works. This ensures the effective retention of trees by safeguarding a reliable quantum of functioning tree roots. The RPA is based on a radial measure from the centre of the tree stem, which is calculated by multiplying the stem diameter by a factor of twelve or by the (mean stem diameter²) x number of stems for multi-stemmed trees. With the AIA 1, the RPA is only shown indicatively on the preliminary TCP, as its shape may be subject to amendment as the design progresses.
- 5.2.2 During the AIA 2, the derived radial measure is converted by the arboriculturalist into the actual area to be protected, having due regard to prevailing site conditions and how these may have affected the tree(s), particularly in relation to factors affecting their likely rooting disposition. The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.
- 5.2.3 The means of protecting the RPA will include the installation of tree protective fencing prior to the start of any demolition or construction work on site. The prohibition of various activities within the RPA must be adhered to (e.g. mechanical excavation, soil stripping, fire lighting, material storage, lowering levels and creating excessive sealed surfacing) and may include the use of temporary ground protection and/or special engineering solutions where construction is proposed near to retention trees or within the RPA.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

- 5.3.1 This is the area above ground occupied by the crown (branches) of the tree, along with allowances for working space (safe working area) and if appropriate, for future growth. The extent of CEZ 2 is determined by considering the existing and future crown spread of the tree(s), bearing in mind the possibility of this being modified by an acceptable quantum of pruning.

5.4 CEZ 3: TREE DOMINANCE ZONE

- 5.4.1 This is the area above ground dominated by the tree in relation to issues of shading, seasonal debris and safety apprehension. This area is calculated by considering the height and spread of the tree relative to the proposed buildings, cross referenced with intended end use. As such, what is assessed is the likely psychological effect of the tree on the end user.
- 5.4.2 The purpose of identifying CEZ 3 is to protect trees from post development pressure (resentment) by the site's end users, who may, if resentful of the trees, seek to procure excessive pruning treatments or even to have them removed. This is a common Planning Service concern, which has led on many occasions both to refusals of consent and to dismissed Appeals against those refusals.
- 5.4.3 The means of protecting CEZ 3 is likely to include optimising the site layout and room type (especially in relation to new residential dwellings), such that any adverse psychological impacts of the trees are reduced to an acceptable minimum. Key principles include ensuring adequate separation distances between trees and new buildings, in the context of the buildings' end use relative to the location of the tree(s) and avoiding excessive obstruction by trees of critical solar access.

5.5 CEZ 4: NEW PLANTING ZONE

- 5.5.1 In some cases, it may be appropriate to identify and protect areas intended for new landscape planting, which can fail to establish if the soil has been heavily compacted or contaminated during the demolition/construction process. The means of protecting CEZ 4 will either be by fencing it off prior to the start of works on site, or by soil remediation once construction has finished (and prior to the start of planting). Topsoil protection in areas destined for new planting is frequently an economy measure, saving on plant replacement and soil structure remediation.

6.0 SURVEY METHODOLOGY

- 6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.
1. Tree heights were surveyed to the nearest 1m.
 2. Trunk diameters were measured by use of forestry girth tape
 3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at **Appendix 1**
 4. For clarity, the grading system is summarised from **Table 2** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

- 6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:
- the root protection area (RPA)
 - tree protection
 - new planting design; and
 - foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments and the client is advised to seek specialist advice in this respect.

7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

- 7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.
- 7.1.2 The purpose of the RPA is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.
- 7.1.3 Root patterns are affected by topography and characteristics of the soil or substrate. Where trees are located within proximity to existing hard standing or underground physical barriers, they are unlikely to have an even distribution of lateral roots due to restrictions in root growth created by compacted sub-grades beneath. The RPA of trees to the south of G6 have been modified and are shown running in line with the existing retaining wall. The volume of RPA has been maintained by extending further in the opposite direction where a more favourable rooting environment exists. All other RPA's are shown unmodified as there were no significant underground barriers to prevent good radial root spread.

7.2 Underground Services

- 7.2.1 We have considered the broad implications of the provision of underground services but the locations of existing and proposed were not identified on the plans supplied by the Project Architect and in this regard, our advice is of a general nature.
- 7.2.2 Drainage and service runs may need to be constructed within the rooting areas of retained trees. If this is a requirement of the development it will be necessary to retain significant roots and methods of excavation, such as thrust boring or hand digging, may need to be adopted to ensure that these impacts are acceptable.
- 7.2.3 As with foundation design, low impact construction methods for services installation are now well established. For more information regarding underground services, reference should be made to the National Joint Utilities Group (NJUG) Publication No. 10. Volume 4 *'Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees'* 2007.

8.0 DEVELOPMENT IMPACT TO TREES

- 8.1 In order to accommodate the proposed development it will be necessary to remove groups 1, 3, 4, 6 and two trees within G5. Groups 1, 3 & 4 are small naturally colonised unremarkable scrub of very limited merit offering only low transient landscape benefit. As such, they have all been categorised as 'C' grade and should not form a material consideration of this planning proposal. Group 6 are high canopy Crack Willow located on a steep sided embankment beyond a high retaining wall that runs along the northern boundary. These trees appear to have seen little if any management since planting and many have fallen or failed leaving gaps in the otherwise closed canopy copse. Several trees to the east of this group have been recently topped out at 5m leaving unattractive form. The proposed engineering works beyond the retaining wall will impact on the primary rooting area of trees to the south of this group and as such we have advised that the whole group be removed and replaced with extensive new tree planting of a species that will provide good slope stabilisation as well as coexist well between future residents and properties in Sandsend Close. This is the most sustainable solution to safeguarding good quality tree cover to the locale well into the future in order to provide good screening between the new apartments and properties to the north and ensuring no resentment from residents towards the trees from shading and perceptions of over dominance.



P1 – G1 low grade self set trees of no existing or future value



P2 – G5 & G6 viewed from east



P3 – Existing retaining wall to south of G6



P4 – Trees to east of G6 recently badly topped

9.0 PROPOSED REVISIONS TO THE SCHEME

- 9.1 We advise that all proposed revisions having implications for trees should be referred to us for review.

10.0 CONCLUSIONS

- 10.1 BS 5837: 2012 contains clear and current recommendations for a best practice approach to the assessment, retention, and protection of trees on development sites. The proposed development has followed this guidance by:

- Seeking arboricultural advice and undertaking a phase 1 preliminary tree survey in order to inform the layout and design of the proposed development
- Respecting the constraints posed to development of the site by high or moderate quality trees
- Acting upon arboricultural advice throughout the design process in order to obtain the best development proposal whilst considering the current and future tree requirements

- 10.2 The protection of retained trees will be in accordance with recommendation contained within the BS and as detailed on the Tree Protection Plan at **Appendix 4**.

11.0 LIMITING CONDITIONS

- Unless stated otherwise:
- Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection.
- The inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.
- This report has been prepared for the sole use and benefit of the client. Any liability of Tree Solutions shall not be extended to any third party.
- No part of this report can be reproduced without the authorisation of *Tree Solutions Ltd*.

Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE (BS5837: 2012)

Tree Solutions

Arboricultural Consultants

SITE:	BURY NEW ROAD/FAIRY LANE, MANCHESTER
CLIENT:	BOI TRADING COMPANY LTD
BRIEF:	STAGE 1 TREE SURVEY & INDICATIVE ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	05/03/2020
VIEWING CONDITIONS:	CLEAR
JOB REFERENCE:	20/AIA/MAN/30

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TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T1	Crack Willow	M	14 0.5S	1	5	4.5	1.5	390	G	- Entirely Ivy clad with asymmetric crown form - Forms edge to established wooded copse along eastern boundary - E.R.C. 20	No works	B2	4.7 69m²
T2	Alder	M	13 1S	1.5	1.5	1.5	2	250	G	- As T1 - E.R.C. 10	No works	C2	3 28m²
T3	Sycamore	M	15	1.5	2	2	2	400	M	- Topped out at 7m, all subsequent secondary crown - E.R.C.10	Located off-site, no works	C2	4.8 72m²
T4	Alder	M	15	2	2	2	2	370	G	- No visible defects - E.R.C.20	Located off-site, no works	B2	4.4 62m²
T5	Sycamore	M	15	3	3	2.5	3	410	G	- Lowest limb west cracked and hanging - Crown reduced to west in past - E.R.C.20	Located off-site, no works	B2	4.9 76m²
T6	Alder	M	14	2	2	2	3	350	G	- No visible defects - E.R.C.20	Located off-site, no works	B2	4.2 55m²

HEADINGS & ABBREVIATIONS

TREE NO.
SPECIES:
AGE RANGE/LIFE STAGE:
HEIGHT:
CROWN SPREAD:
CROWN CLEARANCE & DIRECTION OF GROWTH:
STEM DIA/MULTI-STEM DIA:
VITALITY:
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:
BS 5837 CATEGORY & SUB-CATEGORY GRADING:
BS 5837 RADIUS & BS 5837 RPA:

REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE - ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

TREE SURVEY SCHEDULE (BS5837: 2012)

Tree Solutions

Arboricultural Consultants

SITE:	BURY NEW ROAD/FAIRY LANE, MANCHESTER
CLIENT:	BOI TRADING COMPANY LTD
BRIEF:	STAGE 1 TREE SURVEY & INDICATIVE ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
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JOB REFERENCE:	20/AIA/MAN/30

PAGE 2 OF 2

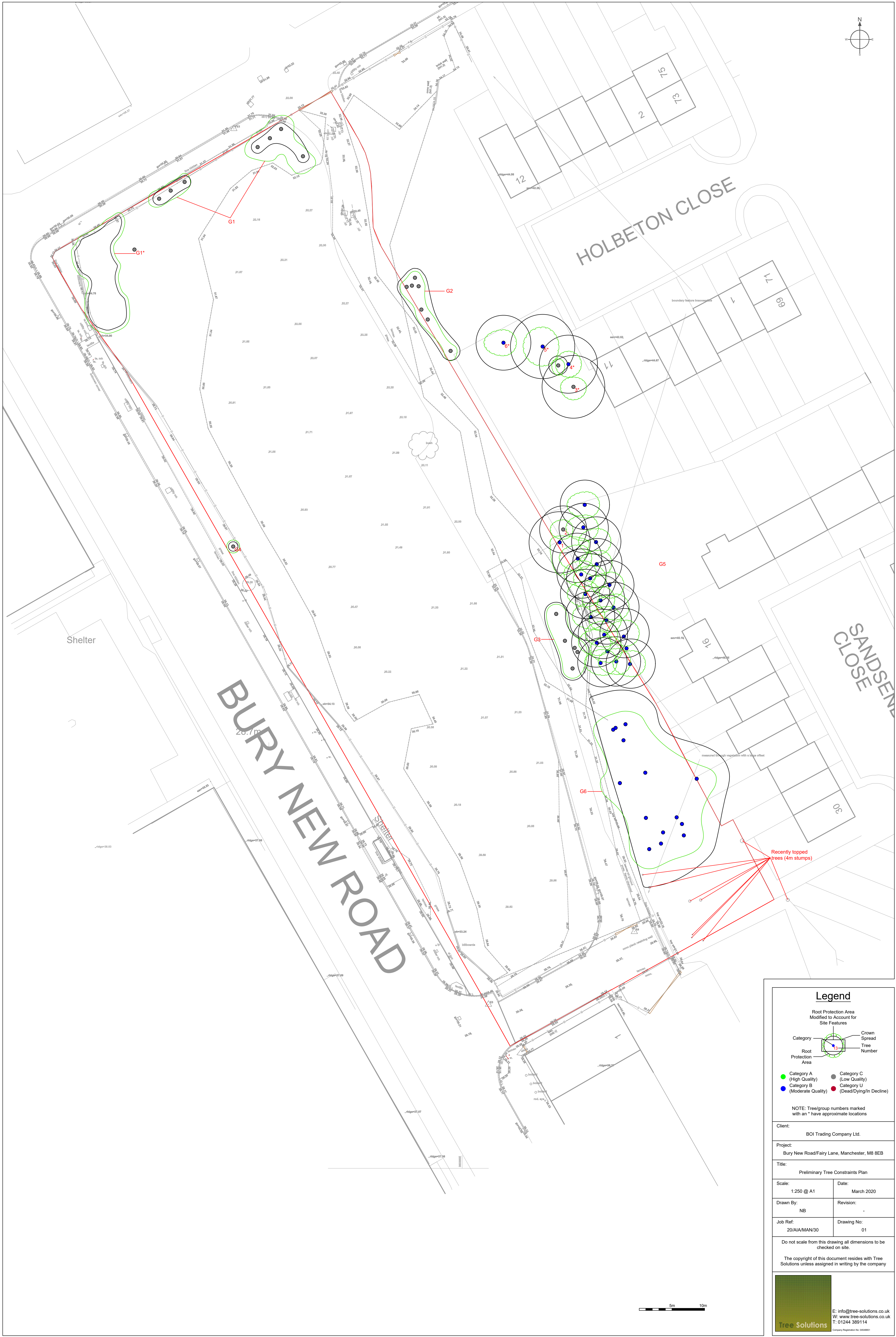
TREE NO. T - Tree G - Group H - Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
G1	Ash Willow- Goat Birch	Y	≤4					≤80	G	- Low grade naturally colonised scrub of no value - E.R.C. 0	Remove for development	C3	1 3m²
G2	Alder	SM	≤7	1	1.5	1	1	≤120	G	- Small diameter group of insignificant trees - E.R.C. 10	No works	C3	1.4 7m²
G3	Alder	SM / EM	≤9	1.5	1.5	1.5	1.5	≤150	G	- Naturally colonised scrub due to lack of ongoing site management/use - No existing or future value - E.R.C.10	Remove for development	C3	1.8 10m²
G4	Sycamore	SM	5	1	1	1	1	≤60	G	- Multi-stemmed from past coppice - No value - E.R.C.0	Remove	C3	0.7 1m²
G5	Alder Willow	EM /M	≤15	2	3	3	4	≤320	G	- Ivy clad closed canopy group - No management since planting - E.R.C.20	Remove 2 trees for development	B2	3.8 46m²
G6	Willow	EM /M	≤18	2	3	3	3	≤410	G	- Wooded copse on steep sided embankment beyond high crib retaining wall. Trees have seen little if any management and there is evidence of past limb/stem failures - All Ivy clad & access restricted - Trees to south have been recently topped leaving 4m poles - E.R.C.20	Remove for development & replace with more appropriate trees	B2	4.9 76m²

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

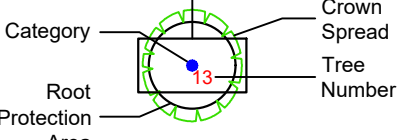
Appendix Two

Preliminary Tree Constraints Plan



Legend

Root Protection Area
Modified to Account for
Site Features



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an * have approximate locations

Client: BOI Trading Company Ltd.

Project: Bury New Road/Fairy Lane, Manchester, M8 8EB

Title: Preliminary Tree Constraints Plan

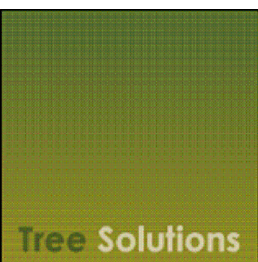
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Drawn By: NB Revision: -

Job Ref: 20/AIA/MAN/30 Drawing No: 01

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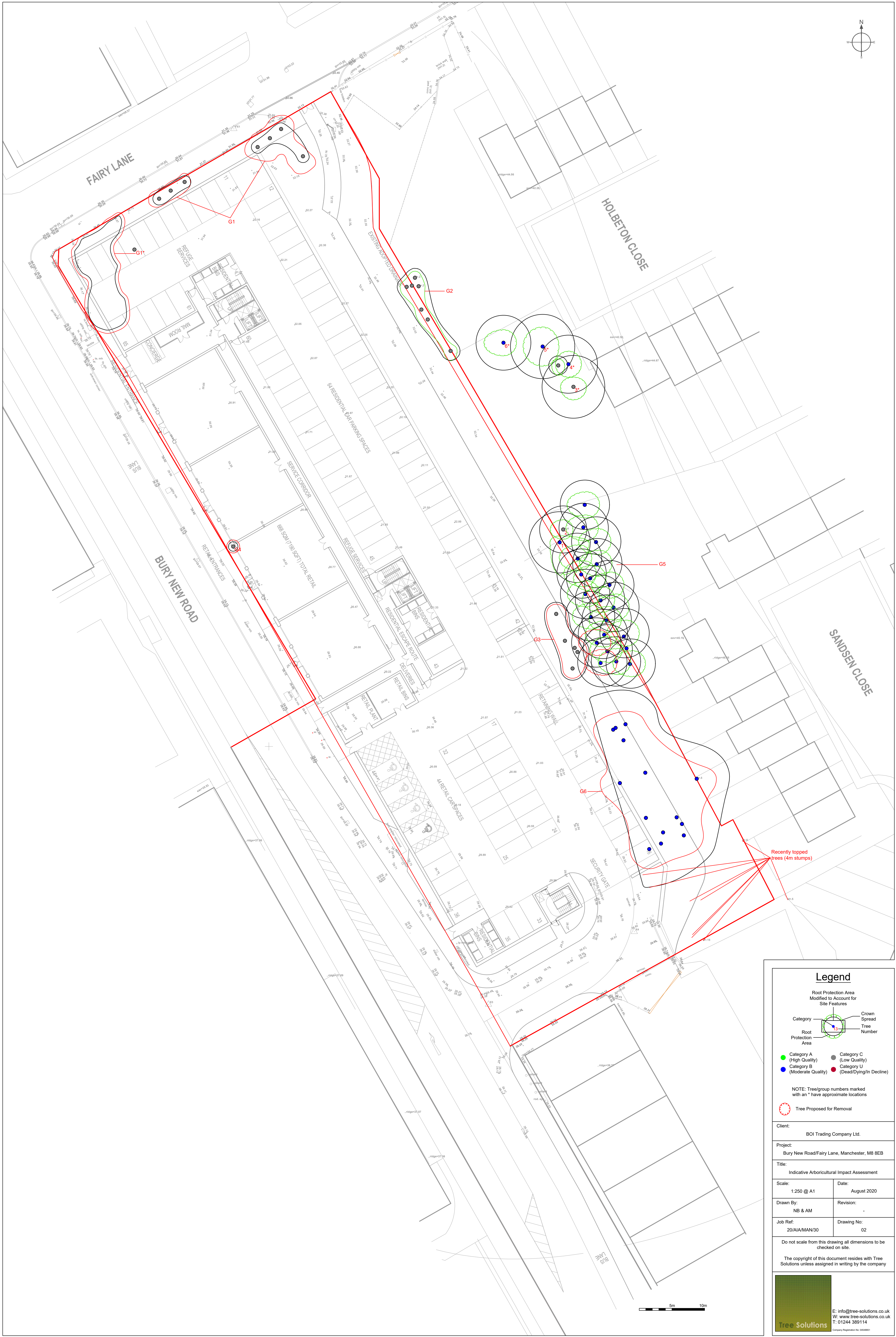
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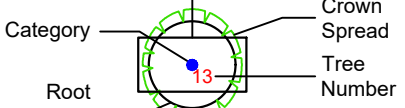
Appendix Three

Indicative Impact Assessment Plan



Legend

Root Protection Area
Modified to Account for
Site Features



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an * have approximate locations

Tree Proposed for Removal

Client: BOI Trading Company Ltd.

Project: Bury New Road/Fairy Lane, Manchester, M8 8EB

Title: Indicative Arboricultural Impact Assessment

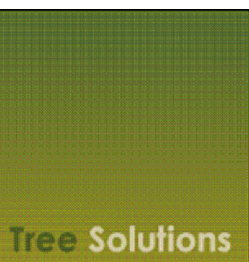
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Drawn By: NB & AM Revision: -

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