

FILE NOTE

JOB No: 2047

PROJECT: Wythenshawe Road

DATE: 25.10.2021



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TREE REPORT

1 INTRODUCTION:

1.1 The tree report has been commissioned for the client at 202 Wythenshawe Road.

1.2 The review is to cover the trees on the site and in close proximity.

1.3 Scope of this Report: This report is only concerned with the feasibility of constructing the proposed 3no houses whilst respecting the existing trees. It takes no account of any structural problems what may arise to any building due to tree induced soil volume changes. Such problems should not be considered in the design of the building foundations (building in close proximity to trees). I have not been made aware of any existing or proposed underground services. This report includes a preliminary assessment based on the site visit.

2 SITE VISIT:

2.2 Site Visit: A topographical survey was carried out 28th July by SEP Surveys, itemising all trees on site.

2.3 Brief site description: 202, Wythenshawe Road is a detached house set within its own front and rear garden. The front area is soft grassed landscaping, with the house set approximately 14m back from the pavement. A tarmac driveway is located to the side of the house and a grass rear garden. Although the site is located on a mature tree lined road, the site itself does not benefit from a large number of mature trees. Wythenshawe and Orton Road are both residential roads.

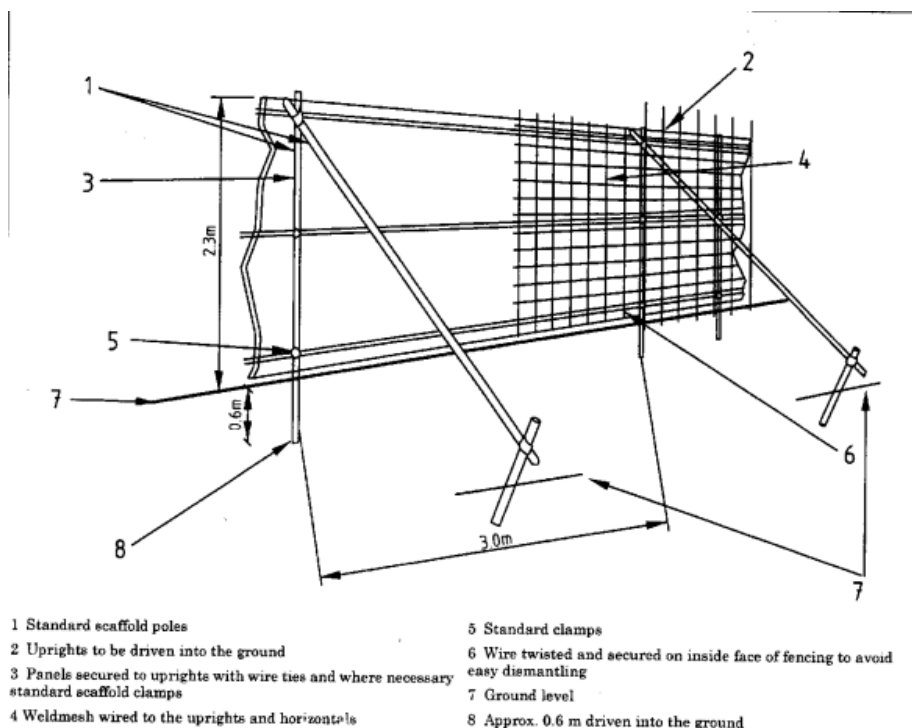
2.4 Identification and location of the trees: With regards to mature trees within the site, one tree T1, has been identified by Ascerta as a pollarded Sycamore Tree. There is also one Sycamore tree T2 outside of the site on the western edge that although not need any construction is near access,

3 APPRAISAL:

3.1 Relevant references: 'BS 5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations'.

3.2 Tree Constraints Plan (TCP) Roots: The foundation foot print of the proposed new houses will not transgress the root protection area (RPA) of the existing trees. There is a number of overgrown brambles on the eastern edge, proposed to be removed. There is a pollarded sycamore tree in the southwestern corner, that will not impact in the build in anyway.

3.2.1 Protective fencing should be erected around the tree during construction to prevent accidental impact damage.



3.3 Tree Constraints Plan (TCP) Canopy: The canopy of T1 is well clear of the proposed development and the recommended protective fencing will provide sufficient protection from accidental damage. The canopy of tree T1 should not require any facilitation pruning due to the generous proximity to the houses.

3.4 Arboricultural Impact Assessment (AIA): The proposal is to demolish the existing building and construct 3no houses on the site in its place. At this stage I have not been made aware of the need to alter or install new underground drains or other utility services.

3.5 The elevation of the proposed house facing Wythenshawe Road will be approximately 3 metres further south than the front elevation of the existing building. However, this will not impact on the existing Tree T1 and therefore not impede into the root protection area (RPA).

4 RECOMMENDATIONS:

4.1

<u>TREE</u>	<u>TREE WORK</u>	<u>PRIORITY</u>
T1	Trim back	General maintenance when required
T2	Trim back	General maintenance when required

To be read in conjunction with 2047-ABWA-ZZ-00-DR-A-(38)-0001

4.2 All the recommended tree works should be of a standard that is in accordance with BS 3998:2010 Tree Work-Recommendations. All the arboricultural work on this site should be undertaken by an arboricultural contractor who is able to comply with the above BS standard. The arboricultural contractor should hold public liability insurance to a minimum of £5 million and employer's liability insurance as required by law. The arboricultural contractor should be able to show competency by means of relevant certification and health and safety policy. Suitable arboricultural contractors can be sourced from the Arboricultural Association approved contractor list or the Local Planning Authority occasionally has lists of competent contractors.

4.3 The advised tree works within this report are recommended in order to facilitate the proposed demolition of the existing building and construction of the new synagogue. None of these tree works should be undertaken until there has been full approval from the Local Planning Authority.

4.3 Any materials whose accidental spillage would cause damage to a tree (e.g. oil, cement washing and vehicle washings etc.) should be stored and handled well away from the outer edge of its RPA

4.4 All operatives of machinery and heavy plant should be made aware of the construction exclusion zones (CEZ). The operatives are to respect these zones and ensure that no damage occurs to trees due to careless use of machinery.

4.5 Siting of cabins and storage of building materials should be outside of the CEZ. Any proposal to install cabins or store materials within a CEZ should be agreed with the appointed arboriculturist and the Local Planning Authority prior to such installation.

5.0 CONCLUSIONS:

5.1 As discussed in the main appraisal the main purpose of the protective fencing is to prevent accidental damage to the above ground parts of the trees to deter contractors from storing building materials within the RPA. These fences should be treated as sacrosanct and have signs attached ordering contractors to keep out.

5.2 Although outside of the site, protection will also be provided to Tree T2 outside of the site to ensure no accidental damage is caused due to site access.