



Arboriculture Impact Assessment

Project:
3 Winster Avenue,
Manchester M20 2YG

Date:
July 2021

Disclaimer:

Unless otherwise stated, tree inspections have been undertaken from ground level and using non-invasive techniques only. Comments upon the condition and safety of any tree relate to the condition of the tree at the time of the survey. It should be recognized that tree condition is subject to change due to, for example, the effects of disease, wind or nearby development works. Changes in land use are also significant in respect of risk assessment. Trees should therefore be inspected at intervals relative to identified site risks.

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Contents	Page
1.0 Introduction	3
2.0 Site Description	3
3.0 Application Proposal	3
4.0 Impact Assessment	4
5.0 Conclusions & Recommendations	5
Appendix 1: Tree Constraints Plan Drawing MPT203.01.21	
Appendix 2: BS5837: 2012 Tree Survey Data Tables 3 Winster Ave April 2021	
Appendix 3: Proposed Site Layout Plan Drawing MPT203.02.21	

1.0 Introduction

- 1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) further to the instructions of E-N Stout, who seeks planning consent for development at 3 Winster Avenue, Manchester M20 2YG, hereafter referred to as the application site or the site.
- 1.2 The purpose of this AIA is to provide an assessment of the existing arboricultural resource on the application site, and of the significance of the potential impacts of the application proposal on the resource.
- 1.3 To assess the significance of the potential impacts of this proposal, all trees on the application site were surveyed by a qualified surveyor using ground based, non-invasive, visual survey techniques. The surveyor recorded the baseline arboricultural conditions present in accordance with British Standard 5837: 2012 *Trees in relation to construction – Recommendations*. The full tree survey details recorded in the format recommended by BS5837: 2012 can be found at appendices 1 and 2 of this report.

2.0 Site Description

- 2.1 The application site is in an urban residential setting and consists of a detached property set in formally landscaped grounds. There are no trees on site but there is a large mature common beech tree adjacent site that is very prominent in the local landscape. The current site layout and the location of all trees surveyed for this assessment can be seen on plan MPT203.01.21 at appendix 1.

3.0 Application Proposal

- 3.1 E-N Stout seeks planning approval for the construction of a new extension to the existing residential dwelling on site. The proposed site layout can be seen at appendix 3.

4.0 Impact Assessment

- 4.1 As can be seen on drawing MPT203.02.21 at appendix 3, the application proposal will require construction activities within the Root Protection Area (RPA) of T1, a large mature beech tree located adjacent site on Winster Ave. The drawing shows that a new extension is proposed that will extend 2m into the RPA of the tree and that the area of existing terracing within the RPA is extended towards the west.
- 4.2 Drawing MPT203.01.21 at appendix 2 shows that there is an area of existing terrace within the RPA of T1 that is covered in hard standing. Construction of the new extension and terrace will require the removal of the existing terrace and in order for potential damage and loss to roots of T1 to be mitigated it will be necessary to remove the existing terrace using hand tools only. Once it has been removed, it will be necessary to place appropriate ground protection (in accordance with section 6.2.3 of BS5937: 2012) in this area during construction, to protect the RPA from ground compaction and potential root loss.
- 4.3 The construction of foundations for the new terrace will have the potential for significant negative impact on T1 through root damage and loss at approx. 4m distance from the tree at its nearest point. At this distance roots will be at the edge of the stability root plate of the tree. To mitigate the potential significant negative impact on T1 foundations will need to be constructed using mini piles and a ground beam instead of traditional strip or trench foundations.
- 4.4 The construction of the new terrace will also need to be carried out using hand tools only and will have to be designed using a no-dig methodology. Any excavations into existing ground levels in the RPA will have the potential for significant negative impacts through root damage and loos and the new terrace should be built on existing ground levels (after removal of the existing terrace). In addition, the new terrace will need to be constructed using a semi porous or porous surface layer to ensure gas and moisture exchange to roots with the RPA. The UK Soils Observatory classifies soils on site as sandy to loamy soils. Therefore the diffusion of moisture and gases to tree roots should not normally be impaired.

5.0 Conclusions & Recommendation

- 5.1 It is concluded that the application proposal has the potential for significant negative impacts on T1.
- 5.2 T1 has high visual and wider amenity benefit value in the local landscape and to mitigate the potential negative impacts on its sustainability it is recommended that any planning consent includes a suitable condition that requires a Tree Protection Method Statement to be produced and agreed by all relevant parties before the start of any development activities on site. Any Method Statement should detail all construction specifications and methods, designed to mitigate significant negative impacts on the RPA of T1. Providing that a Method Statement is agreed and implemented, there are no arboricultural reasons why permission for this planning application cannot be granted.

Appendix 1

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.
DO NOT SCALE FROM THIS DRAWING AS PRINTING MAY DISTORT THE SCALE. WORK FROM FIGURED DIMENSIONS ONLY

LEGEND



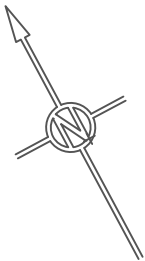
Category A Trees as per Table 1 BS5837: 2012.



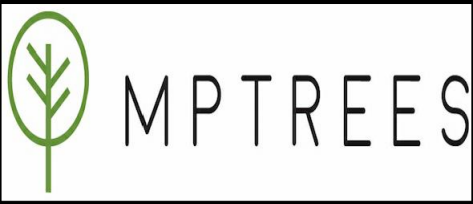
Nominal Root Protection Area as per BS5837: 2012.

Notes:

- Plan to be read in conjunction with MPTrees BS5837:2012 Trees Survey Data Tables, Winster Ave, April 2021



	MP	CS	MP		
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.				MPT203.01.21	16.07.21



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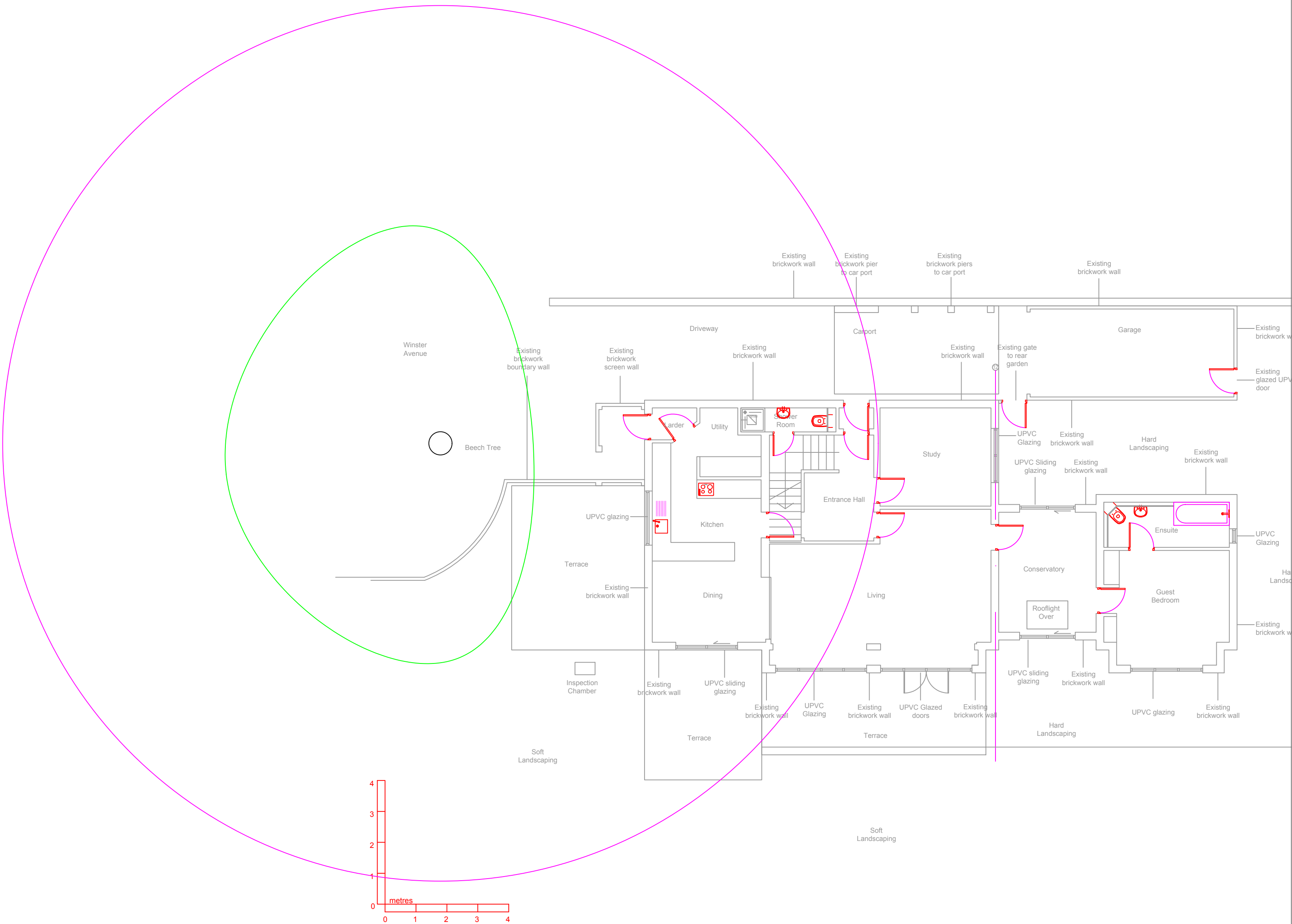
www.mptrees.com

CLIENT:
E-N Stout

LOCATION:
3 Winster Avenue, Manchester M20 2YG

DRAWING TITLE:
Tree Constraints Plan

SCALE:
1:100 @ A2



Appendix 2

BS5837: 2012 Tree Data Tables

Site: Winstler Ave, Manchester

Date: 19/04/2021

Key:

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt = Compartment)

Ht: Height of tree/group of trees measured in meters (to nearest 0.5m)

Species: Common name used

Stem DBH: Diameter at Breast Height measured at 1.5m above ground level (in mm to nearest 10mm)].

RPA Area & Radius: Root Protection Area dimensions in m2/m

Branch Spread: in meters to each of the four cardinal points (to nearest 0.5m)

Crown Cl.: Canopy ground clearance (to nearest m)

Age Class: Y=Young, SM=Semi Mature, EM=Early Mature, M=Mature, FM=Fully Mature, D=Dead

Observations and Recommendations: General observations and preliminary recommendations made in respect of known/intended use of the site

Est. (yrs): Estimated remaining contribution in years

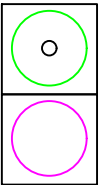
Cat.: Tree Category in accordance with Table 1 of BS5837: 2012

T. No	Species	Ht.	Stem DBH	RPA Area & Radius	Branch Spread				Crown Cl.	Age Class	Observations & Recommendations	Est. Yrs	Cat.
					N	S	E	W					
T1	Beech	14	1180	629.9069					6	FM	Multi stem at 6m with multiple large, twisted, heavy, competing leading stems. Large open spreading crown habit. Canopy has been reduced recently. Pruning wounds. Minor cavities and included bark unions. No decay in main stem evident. High visual amenity benefit value. Will require special consideration for protection during development. New foundations and hard surfacing in RPA.	40+	A1
				14.16									
					7	7	3	7					

Appendix 3

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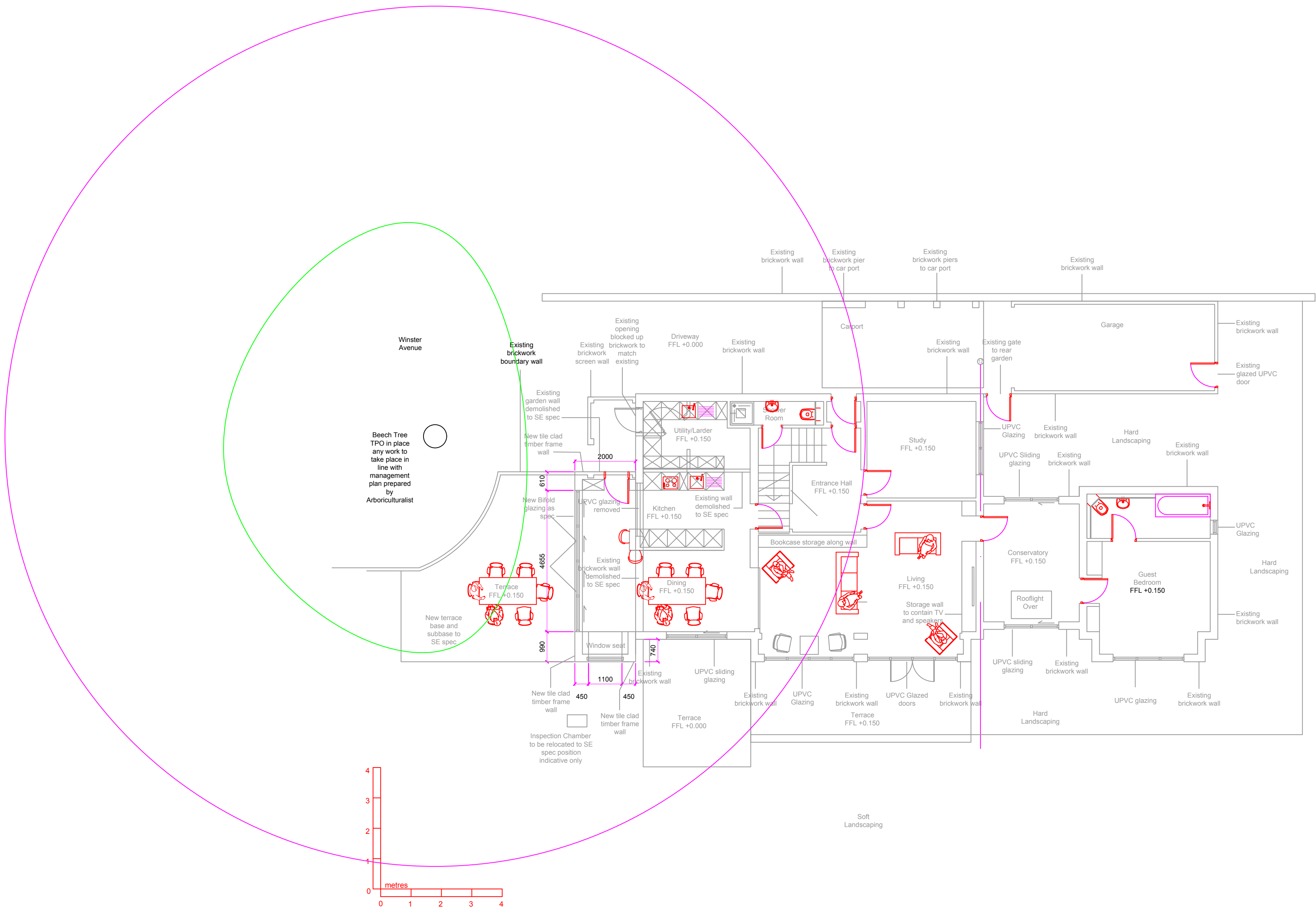
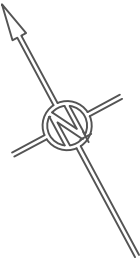
LEGEND



Category A Trees as per Table 1 BS5837: 2012.

Nominal Root Protection Area as per BS5837: 2012.

Notes:
• Plan to be read in conjunction with MPTrees BS5837:2012 Trees Survey Data Tables, Winster Ave, April 2021



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