

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Arboricultural Impact Assessment

Southway Infill Sites
Land off Nell Lane
Manchester

November 2019

Revision	Date	Reason
A	16 th June 2021	Updated to layout "1.02D Proposed Site Plan - Nell Lane (15.06.21)"

Ascerta

Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG
T: 0845 463 4404 E: info@landscapetreeseecology.com
www.landscapetreeseecology.com

P.1206.19

Arboricultural Impact Assessment

**Southway Infill Sites
Land off Nell Lane
Manchester**

For

Southway Housing Trust

**12th November 2019
(Rev A 16th June 2021)**

Field Work by	Robert Armitage BSc (Hons) MArborA
Document Author	Robert Armitage BSc (Hons) MArborA
Technical Review	Helen Millner
QA Review & Approval	Ciaran Power, Office Manager

Contents

	Page
EXECUTIVE SUMMARY	- 3 -
1.0 Introduction	- 4 -
2.0 Planning Policy & Relevant Legislation.....	- 4 -
3.0 Survey & Survey Methodology	- 5 -
4.0 Summary of Arboricultural Impacts.....	- 6 -
5.0 Tree Protection Measures	- 7 -
6.0 Conclusions & Recommendations	- 8 -
7.0 References.....	- 9 -

Appendix 1 Tree Data Tables in accordance with Table 1 of BS5837: 2012

**Appendix 2 Drawing P.1206.19(A).03 *Tree Survey and Tree Removal Plan*
Drawing P.1206.19(A).04 *Tree Protection Measures/ Mitigation Plan***

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent Southway Infill Sites, land off Nell Lane, Manchester has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*. This report presents the results of the survey, provides an assessment of the direct and indirect impacts of the development on trees and includes recommendations, where applicable, to help mitigate any potential negative impacts to trees proposed for retention.

- The development of the site will involve the construction of 12 apartments, which will require the removal of:

Table 1: Trees to be Removed

<u>T. No.</u>	<u>Species</u>	<u>HT</u> <u>(m)</u>	<u>Stem</u> <u>DBH</u> <u>(mm)</u>	<u>Cat</u>	<u>Description / Reason</u>
				<u>Grade</u>	
G1	Grey Alder	13	400	B2	Remove to accommodate development proposals.
G2	Bird Cherry Fastigate Cherry	13	490	B2	Remove to accommodate development proposals.
G3	Common Alder	13	310	B2/C2	Remove to accommodate development proposals.
H1	Laurel	1	50#	C2	Remove to accommodate development proposals.
T1	Grey Alder	15.5	470	B2	Remove to accommodate development proposals.
T2	Whitebeam	9	340	B2	Remove to accommodate development proposals.

- In the absence of suitable controls, the development proposals also have the potential to have an indirect impact on a number of the trees proposed for retention as summarised below:

Table 2: Summary of Potential Impacts to Retained Trees

<u>T. No.</u>	<u>Species</u>	<u>HT</u> <u>(m)</u>	<u>Stem</u> <u>DBH</u> <u>(mm)</u>	<u>Cat</u>	<u>Potential Impact</u>
				<u>Grade</u>	
T3	Horse Chestnut	15.5	630	B2	Construction of the adjacent proposed apartments.

The potential impacts to trees from the proposed development of the site can be suitably mitigated by the implementation of the protection measures provided on Drawing P.1206.19(A).04 *Tree Protection Measures/ Mitigation Plan* at Appendix 2 and therefore there is no need in this instance for the production of an Arboricultural Method Statement. Measures required to provide suitable protection to retained trees are summarised below:

- The erection of protective fencing in advance of the commencement of the development in the locations shown;
- Root pruning procedures where necessary.

1.0 Introduction

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent Southway Infill Sites, land off Nell Lane, Manchester and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was visited on 30th October 2019 by Robert Armitage, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012.
- 1.3** This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.
- 1.4** Our client's objective is to develop the site by the construction of 12 apartments.

2.0 Planning Policy & Relevant Legislation

- 2.1** The site lies within the Manchester City Council administrative area and is subject to the policies contained within its Local Plan. These have been taken into account when writing this report.
- 2.2** Checks made with the Local Planning Authority on 12th November 2019 via email with the Council's Planning department indicate that none of the trees within our survey are statutorily protected by a Tree Preservation Order and the site is not located within a Conservation Area. In advance of the commencement of any works to trees within or adjacent the site, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.
- 2.3** British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

2.0 Planning Policy & Relevant Legislation (Continued)

- 2.4** Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.
- 2.5** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. Appropriate checks should be made in advance of the commencement of works to hedgerows to establish the importance or otherwise of the hedgerow and whether there is a requirement for a Hedgerow Removal Notice distinct from any formal planning consent to be granted.
- 2.6** The revised National Planning Policy Framework, updated on 19th February 2019, sets out the government's planning policies for England and Wales and how these are expected to be applied and has been considered within this report. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, and revised in July 2018. It provides a Framework within which locally prepared plans for housing and other development can be designed and produced.

3.0 Survey & Survey Methodology

- 3.1** We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 3.2** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 30th October 2019 during mild and dry weather conditions. Those trees surveyed have been numbered sequentially and the details required by the Standard, including a categorisation in accordance with section 4.5 and Table 1 of the Standard, have been recorded within the Tree Data Tables at Appendix 1.
- 3.3** Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.
- 3.4** Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.0 Summary of Arboricultural Impacts

- 4.1 Table 1 below shows the trees that will need to be removed as part of the development of the site.

Table 1: Trees to be Removed

<u>T. No.</u>	<u>Species</u>	<u>HT (m)</u>	<u>Stem DBH (mm)</u>	<u>Cat</u>	<u>Description / Reason</u>
				<u>Grade</u>	
G1	Grey Alder	13	400	B2	Remove to accommodate development proposals.
G2	Bird Cherry Fastigate Cherry	13	490	B2	Remove to accommodate development proposals.
G3	Common Alder	13	310	B2/C2	Remove to accommodate development proposals.
H1	Laurel	1	50#	C2	Remove to accommodate development proposals.
T1	Grey Alder	15.5	470	B2	Remove to accommodate development proposals.
T2	Whitebeam	9	340	B2	Remove to accommodate development proposals.

- 4.2 Table 2 below shows the trees that have the potential to be negatively impacted by the development proposals.

Table 2: Summary of Potential Impacts to Retained Trees

<u>T. No.</u>	<u>Species</u>	<u>HT (m)</u>	<u>Stem DBH (mm)</u>	<u>Cat</u>	<u>Potential Impact</u>
				<u>Grade</u>	
T3	Horse Chestnut	15.5	630	B2	Construction of the adjacent proposed apartments.

5.0 Tree Protection Measures

- 5.1** Based on the proposed layout and those trees proposed for retention, Table 3 below provides suitable protection measures/ mitigation to minimise the potential negative impacts to retained trees as stated at **4.2**.

Table 3: Potential Impacts to Retained Trees & Proposed Mitigation/ Protection

	<u>Potential Impact</u>	<u>Affecting</u>	<u>Protection Measure/ Mitigation</u>	<u>Description/ Specification and Procedure</u>
2	Proposed Buildings/ Plots	T3	Root pruning	Any exposed roots should be pruned cleanly back to the soil surface as promptly as possible to avoid any prolonged exposure.
			Fencing attached to scaffolding	Tree protection fencing to be attached to elevation scaffolding where specified to prevent vehicular/ plant access within the root protection area of T3 as shown on the attached drawing.

- 5.2** On the basis of the above and the contents of this report, we do not consider the production of an Arboricultural Method Statement necessary at this stage. The erection of tree protection fencing in advance of the commencement of the development, ensuring it is retained in-situ throughout the entire construction phase, with works carried out carefully within the influencing distance of retained trees should ensure no particular adverse impact on retained trees from the proposed development.

6.0 Conclusions & Recommendations

- 6.1** The proposals to develop the site by the construction of 12 apartments will directly require the removal of G1-G3, H1, T1 & T2.
- 6.2** In the absence of suitable controls, the development also has the potential to have an indirect impact on T3 that is proposed for retention as part of the development of the site.
- 6.3** Protection of retained trees from the impacts of the development proposals can be provided by:
- The erection of protective fencing in advance of the commencement of the development in the locations shown;
 - Root pruning procedures where necessary.
- 6.4** Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:
- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
 - The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

7.0 References

Department for Communities and Local Government (March 2012) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

Appendix 1

Site:	1206.19 Southway infill Sites – Nell Lane	Surveyor:	Robert Armitage	 Landscape Trees Ecology
Client:	Southway Housing Trust	Survey Date:	30/10/2019	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Mild and dry	

Page 1 of 3

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
G1	Grey Alder	13	See Plan	See Plan	5.5	5.5	5.5	5.5	2	EM	F	Relatively good examples of species. Good retention value. Located 2m from the existing hard standing car park.	Remove to accommodate development proposals. Plant replacement trees elsewhere on site at the landscaping stage of the project.	30	B2
G2	Bird Cherry Fastigate Cherry	13	See Plan	See Plan	2	2	2	2	2	EM-M	F-G	Good, prominent landscape features. Canopies appear in relatively good vigour. The fastigate cherry looks in slightly poor condition. No evidence of any significant structural defects.	Remove to accommodate development proposals. Plant replacement trees elsewhere on site at the landscaping stage of the project.	30+	B2
G3	Common Alder	13	See Plan	See Plan	4.5	4.5	4.5	4.5	2	Y-EM	F	Most northerly tree with some retention value as an individual. More southerly tree looks slightly suppressed and in poor vigour with evident strimmer damage to base.	Remove to accommodate development proposals. Plant replacement trees elsewhere on site at the landscaping stage of the project.	30+	B2/C2
G4	Common Alder	14.5	See Plan	See Plan	4	4	4	4	2	Y-EM	F	Two common alders, the larger of the two is in relatively good form and a good landscape feature. The smaller one appears slightly suppressed and is not a particularly good example of species.	No works required at this stage.	30+	B2/C2
H1	Laurel	1	50#	0.60	0.5	0.5	0.5	0.5	0	EM	F	Well-maintained Laurel hedging located around the car park. Of low arboricultural importance.	Remove to accommodate development proposals. Plant replacement trees elsewhere on site at the landscaping stage of the project.	20+	C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

© Ascerta

Site:	1206.19 Southway infill Sites – Nell Lane	Surveyor:	Robert Armitage	 Landscape Trees Ecology
Client:	Southway Housing Trust	Survey Date:	30/10/2019	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Mild and dry	

Page 2 of 3

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T1	Grey Alder	15.5	470	5.64	5.5	5.5	5.5	5.5	2	M	F	Relatively large longitudinal split in the bark on southern side of stem. Evident strimmer damage to the base. Canopy appears full and in relatively good vigour. A prominent landscape feature.	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	30	B2
T2	Whitebeam	9	340	4.08	4	4	4	4	2.5	EM	F	Canopy appears full and in relatively good vigour. In good form for species with no evidence of any significant structural defects.	Remove to accommodate development proposals. Plant replacement tree elsewhere on site at the landscaping stage of the project.	30+	B2
T3	Horse Chestnut	15.5	630	7.56	7	5.5	7	6	1	M	F/P	Some areas of reduced vigour and die back in the canopy. Beginnings of pseudomonas infection on the mid stem, four obvious weeping wounds and some small areas of bark necrosis. A prominent landscape feature located along the roadside. No evidence of significant structural defects at this stage however, it will need monitoring due to the location along the roadside. No large diameter deadwood present.	Inspect annually for any further deteriorations in health and/or structural integrity.	20+	B2
T4	Beech	14.5	550	6.60	8	8	8	8	2	EM-M	F/G	A prominent landscape feature located along the road. No evidence of any significant structural defects.	No works required at this stage.	40	B1

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

© Ascerta

Site:	1206.19 Southway infill Sites – Nell Lane	Surveyor:	Robert Armitage	 Landscape Trees Ecology
Client:	Southway Housing Trust	Survey Date:	30/10/2019	
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Mild and dry	

Page 3 of 3

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
				(m)	N	S	E	W							Grade
T5	Whitebeam	9	310	3.72	4	4	4	4	2	EM	F	Some minor mower damage on lower stem base but generally appears to be a good example of species located along the roadside.	No works required at this stage.	20+	B2/C2

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

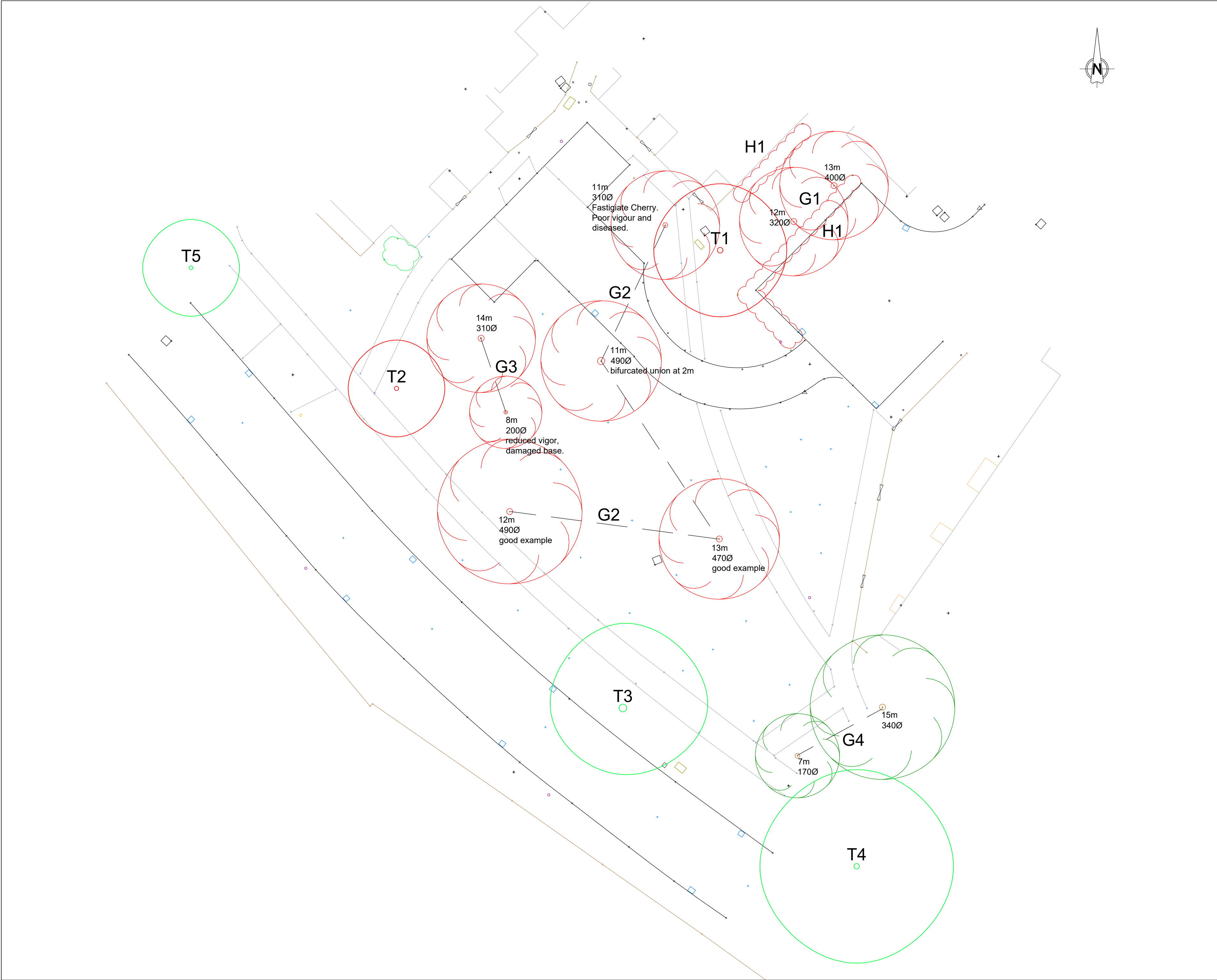
T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

© Ascerta

Appendix 2



DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL. EXTRACTED FROM OS DIGITAL DATA.

©

This drawing, including the design and technical information contained on it, is the property of Ascerta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.

KEY

Existing tree to be retained

Existing tree to be removed

REV	DESCRIPTION	DATE
A	Updated to layout "1.02D Proposed Site Plan - Nell Lane (15.06.21)"	16/06/21

Ascerta

Landscape | Trees | Ecology

f: 0845 463 4405

e: info@landscapetreeseecology.com

www.landscapetreeseecology.com

CLIENT:

Southway Housing Trust

PROJECT:

Southway Infill Sites - Nell Lane

DRAWING TITLE:

Tree Survey and Tree Removal Plan

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:200 @A2	CP		
DATE:	CHKD BY:		
31/10/2019	KP	P.1206.19(A).03	A

Table 3: Potential Impacts to Retained Trees & Proposed Mitigation/ Protection

	Potential Impact	Affecting	Protection Measure/ Mitigation	Description/ Specification and Procedure
2	Proposed Buildings/ Plots	T3	Root pruning	Any exposed roots should be pruned cleanly back to the soil surface as promptly as possible to avoid any prolonged exposure.
			Fencing attached to scaffolding	Tree protection fencing to be attached to elevation scaffolding where specified to prevent vehicular/ plant access within the root protection area of T3 as shown on the attached drawing.



DO NOT SCALE ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL. EXTRACTED FROM OS DIGITAL DATA.

© This drawing, including the design and technical information contained on it, is the property of Ascerta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.

KEY

- Existing tree to be retained
- Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations*
- Proposed location of protective fencing - see inset for type / construction detail

REV	DESCRIPTION	DATE
A	Updated to layout "1.02D Proposed Site Plan - Nell Lane (15.06.21)"	16/06/21

Ascerta

Landscape | Trees | Ecology

f: 0845 463 4405

e: info@landscapetreeseecology.com

www.landscapetreeseecology.com

CLIENT:	Southway Housing Trust
PROJECT:	Southway Infill Sites - Nell Lane
DRAWING TITLE:	Tree Protection Measures / Mitigation Plan
SCALE:	1:200 @A2
DATE:	31/10/2019
DRAWN BY:	CP
CHKD BY:	KP
DRAWING No:	P.1206.19(A).04
REV:	A