

ARBORICULTURAL STATEMENT

ON

PROPOSED DEVELOPMENT

AT

29 BERRY BROW, CLAYTON BRIDGE, M40 1GR

ON BEHALF OF

CLARKES BESPOKE DESIGN LTD

12 HAWKE STREET

STALYBRIDGE, SK15 2PQ

Author: T. Baron

Our Ref: CW/9841-AS

Date: 11 February 2020

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¹ Guidance Note – Visual Prominence and Retention Values

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³ Glossary of Terms

1. SUMMARY

- 1.1** Planning permission is sought to erect a two-storey dwelling with associated hard surfacing at a vacant plot off Berry Brow in Manchester.
- 1.2** Trees on and adjacent to the site have been assessed and the effects of the development proposal on trees evaluated in accordance with current best practice.
- 1.3** The proposed development requires removal of a low quality tree, a low quality group of trees, along with part of a moderate quality group. The trees do not materially enhance the character or appearance of the area and are unlikely to justify the application of statutory protection in the form of a tree preservation order.
- 1.4** All the retained trees can be protected in accordance with current best practice. Details for the protection of trees during construction are specified in the appended Tree Protection Plan and Arboricultural Method Statement.
- 1.5** Pruning works are proposed to one tree to improve ground clearance over the proposed garden. The works are minor and comply with current best practice.

2. TERMS OF REFERENCE

2.1 Instruction

2.1.1 Cheshire Woodlands is instructed by Clarkes Bespoke Designs LTD to:

- Survey and prepare a schedule of trees to comply with the general requirements of BS5837⁴
- Annotate a topographical survey drawing and produce a tree survey plan
- Appraise a development proposal in relation to trees and produce an arboricultural statement and tree protection plan

2.2 Limitations

2.2.1 This statement and associated documents remain the copyright of Cheshire Woodlands Limited and there should be no transfer of rights to any third party without express written consent.

2.2.2 Trees are assessed in sufficient detail to inform the current project. Appraisal of structural condition is of a preliminary nature.

2.2.3 Trees are assessed from ground level without invasive investigation and are viewed from within the site or from areas with public access. Assessment may be restricted where site conditions limit access or where trees are wholly or partially off-site or obscured by vegetation. The disclosure of hidden defects cannot be expected.

2.2.4 The potential effects of trees on load-bearing soils beneath existing and proposed structures have not been considered and no soil samples have been taken.

⁴ British Standard BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*

3. INTRODUCTION

3.1 Technical terms used in this statement are included in the Glossary of Terms. The shaded sections highlight issues that are specific to the project.

3.2 This assessment evaluates the effects of a development proposal on trees. The comparative values of trees are considered broadly in line with the guidance of BS5837 and their removal, retention, protection and management are informed by this evaluation.

3.3 I am Tom Baron, arboricultural surveyor with Cheshire Woodlands Limited and my area of expertise is arboriculture. I assessed the trees and evaluated the effects of the development proposal on trees.

3.4 The development proposal comprises the erection of a two-storey dwelling, along with an access and associated hard surfacing, as shown on the Tree Protection Plan at Appendix 2 (the Drawing).

3.5 The following documents have been considered in my evaluation:

- Topographical survey drawing PMS20009
- Proposed site plan PL-001 - P1
- Tree Survey Plan CW/9841-P-TS
- Preliminary Tree Survey Schedule CW/9841-SS

3.6 This statement provides sufficient supporting information to enable the local planning authority (LPA) to determine the planning application insofar as it relates to trees.

4. THE SITE

4.1 The site is a 0.46-hectare vacant plot just south of Newton Heath in Manchester. It comprises a disused shed and overgrown scrub vegetation, along with some early-mature trees to the boundaries. The site is bounded by railway to the north, residential properties to the east and west, and Berry Brow to the south.

4.2 The British Geological Survey - *Geology of Britain Viewer*⁵ identifies the underlying soils as 'Till, Devensian - Diamicton'. Till is a general term referring to any kind of sediment deposited directly from glacier ice; typically unstratified and unsorted and sometimes called boulder-clay. Trees growing on cohesive clay soils are often more reliant on roots growing within the upper horizons, and are potentially more sensitive to changes to the upper soils than trees on more open sandy soils

5. STATUTORY PROTECTION

5.1 We have not yet contacted Manchester City Council to determine whether trees on the site or within influencing distance of the development, are protected by a tree preservation order or conservation area controls. This should be established before any tree removal or pruning work is carried out.

5.2 See Appendix 4 for further guidance on the statutory protection of trees, hedgerows and wildlife.

⁵ Geology of Britain viewer

6. SURVEY METHODOLOGY

- 6.1** I surveyed the trees on 6 February 2020 and my data are set out in the Tree Survey Schedule at Appendix 1 (the Schedule) and on the Drawing. I measured stem diameters and canopy spreads using a tape and tree heights using a tape and clinometer. Where dimensions are estimated this is identified in the Schedule.
- 6.2** I assessed the structural condition of the trees using the ‘visual tree assessment method’⁶.
- 6.3** I assessed the trees for ‘visual prominence’ and broadly categorised them in accordance with Table 1 of BS5837. See Appendix 3 for further guidance.
- 6.4** During the survey, I carried out a brief assessment for obvious signs of wildlife habitat in trees and hedges on the site. No protected or exceptional habitats were identified and details were not recorded. See Appendix 4 for further guidance.
- 6.5** The topographical survey overlaid with the proposed site plan is the base for the Drawing.
- 6.6** Below-ground constraints are represented on the Drawing as Root Protection Areas (RPA), calculated in accordance with section 4.6 and Table D.1 of BS5837.
- 6.7** Potential direct obstruction of sunlight by trees is represented on the Drawing as illustrative shadow patterns, plotted in accordance with section 5.2.2 (Note 1) of BS5837.

⁶ Mattheck, M, and Breloer, H., 1994. *The Body Language of Trees A handbook for failure analysis*. Research for Amenity Trees No. 4.

7. THE TREES

7.1 Two individual trees (T1 & T2) and four tree groups (G1 to G4) were assessed.

7.2 T2 and G1 to G3 are within the site or on the boundaries. T1 and G4 are off-site.

8. ARBORICULTURAL IMPLICATIONS

8.1 BS5837 recommends that trees be evaluated and categorised as set out in Table 1, which also provides a summary of the impact of the development proposal on trees.

8.2 Table 1

	To be retained and protected	To be removed for development	To be removed for other reasons
Category A High quality with life expectancy of at least 40 years	None	None	None
Category B Moderate quality with life expectancy of at least 20 years	Tree T1, group G1 and one tree in G3	Two trees in group G3	None
Category C Low quality with life expectancy of at least 10 years, or small young trees	Group G4	Tree T2 and group G2	None
Category U Cannot be retained in context of current land-use for longer than 10 years	None	None	None
Hedges and Shrubs	None	None	None

8.3 Trees to be removed

8.3.1 The development proposal requires the removal of two trees in the B category group G3. These trees cannot be seen from Berry Brow to the south.

8.3.2 The category C trees T2 and G2 are also proposed for removal. T2 and some of the trees in G2 exhibit poor vitality and whilst they can be seen from the roadside, they are ill-suited for long-term retention.

8.4 Trees to be retained

8.4.1 There are no construction incursions into the RPAs of retained trees.

8.4.2 T1, G1, G4 and one tree in G3 can be retained and protected in accordance with the Drawing, which complies with current best practice as set out in BS5837.

8.5 Pruning

8.5.1 Minor pruning works are proposed to the remaining tree in G3. This only requires the removal of epicormic growth and low hanging sub-lateral branches to increase ground clearance over the proposed rear garden. The proposed works comply with the guidelines of BS3998⁷.

8.6 Post development pressure

8.6.1 There are no daylight/sunlight, dominance or useable external amenity space issues that can be foreseen, save for the indicative shading of a

⁷ British Standard BS3998:2010 *Tree work - Recommendations*

small part of the rear garden, which the proposed pruning will partially alleviate.

9. CONCLUSIONS

- 9.1** The proposed development requires the removal of a C category tree and group, and part of a B category group. The trees provide only a minor contribution to the character and appearance of the area and are most likely unworthy of statutory protection.
- 9.2** All the retained the trees can be protected in accordance with the appended Tree Protection Plan and Arboricultural Method Statement, which complies with current best practice as set out in BS5837.
- 9.3** Pruning works are specified for one tree. The proposed pruning is minor, will not harm the health or appearance of the tree and complies with the guidelines set out in BS3998.

10. RECOMMENDATIONS

- 10.1** No tree pruning or removal work should be carried out until the requisite consents have been obtained from the LPA, either in respect of TPOs/conservation area or as part of a detailed planning permission.
- 10.2** All tree pruning and removal work should be implemented in accordance with the management recommendations in the Schedule and in compliance with BS3998.
- 10.3** Statutory protection of wildlife should be considered in the planning and implementation of tree and hedge pruning and removal.
- 10.4** All retained trees should be protected during demolition and construction in accordance with the Drawing, to be agreed with the LPA and in compliance with BS5837.
- 10.5** Any new landscaping should be implemented in accordance with a scheme of work to be agreed with the LPA.
- 10.6** Foundation design should take into consideration the juxtaposition of existing and proposed trees and the nature of the load-bearing soils.

APPENDIX 1

TREE SURVEY SCHEDULE

PROJECT: 29 BERRY BROW, CLAYTON BRIDGE, M40 1GR
CLIENT: CLARKES BESPOKE DESIGN LTD
REF: CW/9841-SS-1

SURVEYED BY: T. BARON
DATE: 10 FEB 2020
PAGE: 1

REVISIONS:

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
T1	Turkey oak	SM	13	8	325 (EST)	N	- Off-site - Dead branch stub in lower crown - Stem and crown bias to southwest as a result of suppression from G1	- Protect during development - No work currently required	1	B	B	3.9 (EST)
T2	Sycamore	EM	10	13	475	R	- Dense competing ivy from base of stem to upper crown - Reduced vitality evident in crown - Epicormic growth to stem - Crown bias to south over footpath and road - Minor dead branches within the crown	- Fell for development - Grub out/grind stump to a depth of 0.3m	3	C	U	N/A
G1	Beech	EM	≤17	≤14	≤700	N	Bark wounds to lower stems	- Retain and protect during development - No work currently required	2	B	B	≤8.4
G2	Cherry Silver birch Goat willow Ash Elder	Y & SM	≤9	≤6	≤150 (MS)	N & R	- Low quality unmanaged group, mostly comprising multi-stemmed leaning trees with poor form due to competition - Ivy to stems - Damaging boundary fencing in places	- Remove for development - Grub out/grind stumps to a depth of 0.3m	2	C/U	U	N/A

Data in this schedule are time limited and subject to limitations described elsewhere.

HEADINGS & ABBREVIATIONS

Age Range Y = young SM = semi-mature EM = early-mature M = mature PM = post-mature V = veteran
Stem Dia Stem diameter (measured in accordance with Figure C.1 of BS5837: 2012) (MS = multi-stemmed EST = estimated)
Crown Spread Maximum crown spread (EST = estimated)
Vitality A measure of physiological condition. N = normal range for the species and age R = reduced, P = poor, MD = moribund, D = dead
Visual (Visual Prominence) Broad indication of prominence in the landscape (1 = low up to 4 = very high) (G = contributes to a wider group)
Retention Category Existing Broadly in accordance with Table 1 of BS5837: 2012 (considers the merits of the tree or group in the context of the existing land-use)
Retention Category Proposed Broadly in accordance with Table 1 of BS5837: 2012 (considers the merits of the tree or group in the context of a development proposal)
BS5837 RPA Radius Calculated in accordance with Table D.1 of BS5837: 2012
Common Plant names Only common names are used in this schedule. For scientific names refer to Mitchell, A. 2001. *Collins Field Guide – Trees of Britain & Northern Europe*. Harper Collins, London. pp. 420.

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CLIENT: CLARKES BESPOKE DESIGN LTD
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DATE: 10 FEB 2020
PAGE: 2

No.	Species	Age Range	Height (m)	Crown Spread (m)	Stem Dia. (mm)	Vitality	Comments	Management	Visual	Retention Value Existing	Retention Value Proposed	BS5837 RPA Radius (m)
G3	1 Sycamore 1 Ash 1 Oak	EM	≤14	≤14	≤600	N	- Planted boundary trees - Branches overhanging into site with low epicormic shoots, resulting in 1m ground clearance. This can be raised to 4-5m by removal of epicormic shoots and sub-lateral branches	- Remove two trees as identified on drawing CW/9841-P-TP - Retain and protect remaining tree - Prune remaining tree on west side to obtain 4-5m ground clearance by removal of low basal shoots and sub-lateral branches	2	B	B/U	≤7.2
G4	Ash	Y	≤6	≤4	≤125 (MS)	N	- Off-site - Natural colonisation, some of which are multi-stemmed - Some of the trees are ill-suited for long-term retention	- Retain and protect during development - No work currently required	1	C	C	≤1.5

APPENDIX 2

ARBORICULTURAL METHOD STATEMENT

From commencement of the development, the following methodology shall be implemented in the manner and sequence described below

SEQUENCE OF WORKS

1. Tree removal and pruning
2. Erection of 'tree protection barriers'
3. Main construction phase
4. Removal of 'tree protection barriers'

1. TREE REMOVAL AND PRUNING

- a. All tree removal and pruning work shall be implemented in accordance with Tree Survey Schedule CW/9841-SS-1and this drawing
- b. All reasonable care shall be taken to avoid damage to retained trees
- c. All tree removal and pruning works shall be carried out in compliance with British Standard 3998: 2010 Tree work - Recommendations

2. ERECTION OF TREE PROTECTION BARRIERS

- a. The main contractor shall erect 'tree protection barriers' as detailed on this drawing
- b. The 'project arboriculturist' shall inspect installation of the 'tree protection barriers' prior to commencement of any construction works, site preparation, excavation or delivery of plant and materials

3. MAIN CONSTRUCTION PHASE

- a. There shall be no storage of construction equipment, plant or materials within any area designated as a 'tree protection area' or otherwise protected on this drawing
- b. No fires shall be lit within 20m of any retained tree or hedge
- c. The site agent shall supervise all deliveries by self-loading crane, with vehicles positioned in such a manner that retained trees and hedges are not at undue risk of damage
- d. There shall be no excavation within 300mm of a 'tree protection barrier'
- e. There shall be no new excavation for the installation, renewal or repair of underground services within any area designated as a 'tree protection areas' or otherwise protected on this drawing
- f. The integrity of the 'tree protection barriers' shall be maintained for the duration of the main construction phase
- g. Any damage occurring to 'tree protection barriers' during the main construction phase shall be reported to the project arboriculturist and immediately made good by the main contractor
- h. Site drainage and washings from concrete and mortar mixings shall be directed away from all 'tree protection areas'

4. REMOVAL OF TREE PROTECTION BARRIERS

'Tree protection barriers' shall be removed only on completion of construction works and in compliance with all relevant planning conditions

TREE PROTECTION SPECIFICATION

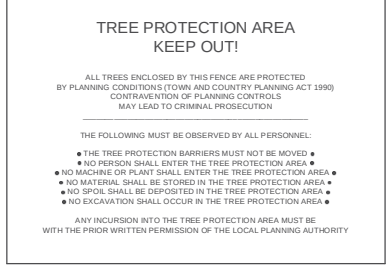
Tree Protection Areas shall:-

1. Be secured prior to commencement of any construction works, delivery of site accommodation or materials and shall remain intact for the duration of the construction works
2. Preclude all construction activity with the exception of specified arboricultural works and such works as have been agreed by all parties and to be carried out under supervision
3. Be protected by 'tree protection barriers' and other measures as specified on this drawing
4. Preclude the storage or tipping of all materials and substances. Toxic substances such as fuels, oils, additives and cement shall not be stored within 5m of any area designated as a 'tree protection area' or otherwise protected on this drawing
5. Any incursion into 'tree protection areas' must be by prior arrangement, following consultation with the Local Planning Authority

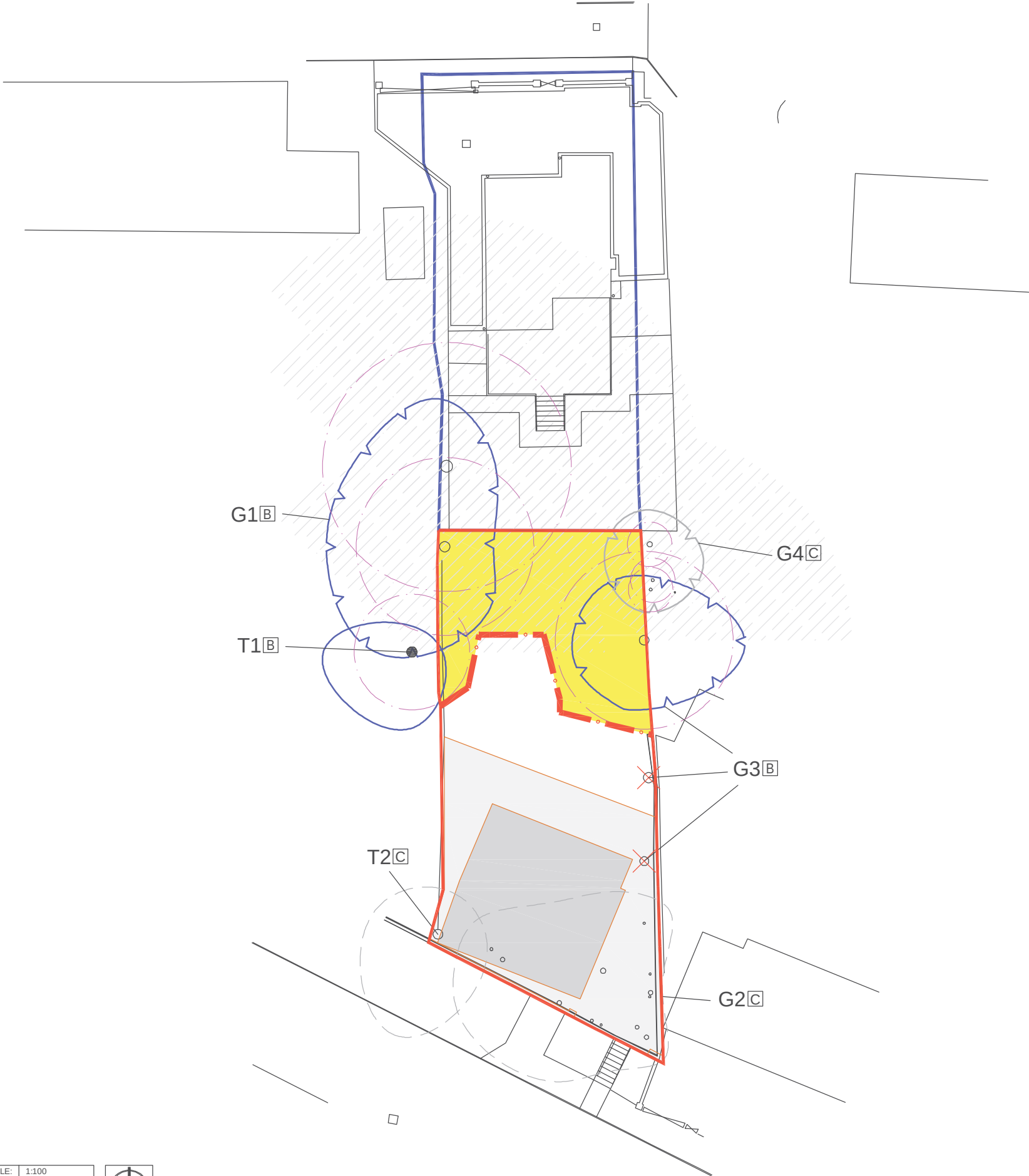
Tree Protection Barriers

1. The 'tree protection barriers' shall comprise 2m high weldmesh 'Heras' type fencing
2. The fencing panels shall butt together and be securely fixed to 2.7m x 100mm x 100mm timber posts, set or concreted into 600mm deep, 150mm diameter augured holes at 3.5m centres
3. No fixing shall be made to any tree and all reasonable care shall be taken to avoid damage to tree roots when locating posts
4. An A3 warning sign reading as per figure 1 shall be fixed to every 10m of 'tree protection barrier'
5. The 'project arboriculturist' shall direct erection of the 'tree protection barriers'

Fig 1



SCALE: 1:100
UNITS: METRES



TREE PROTECTION PLAN	
CHESHIRE WOODLANDS ARBORICULTURAL CONSULTANCY	
9 LOWE STREET MACCLESFIELD CHESHIRE SK11 7NJ	T. +44(0)1625 669668 E. admin@cheshire-woodlands.co.uk W. www.cheshire-woodlands.co.uk
CLIENT	CLARKES BESPOKE DESIGN LTD
PROJECT	29 BERRY BROW CLAYTON BRIDGE M40 1GR
JOB REF	CW/9841-P-TP
DATE	10 FEBRUARY 2020
SCALE	1:100 at A1
	DEVELOPMENT EXTENT
	PROPOSED DWELLING AND HARD SURFACES (Drawing PL-001 - P13)
	INDIVIDUAL TREE TO BE RETAINED
	GROUP OF TREES TO BE RETAINED
	TREE, GROUP, AREA, SHRUBS OR HEDGE TO BE REMOVED
	TREE TO BE REMOVED FROM A GROUP
	STEM POSITION APPROXIMATED
	BS 5837 RETENTION VALUE
	BS5837 ROOT PROTECTION AREA RADIUS
	BS5837 SHADOW PATTERN
	BS5837 CATEGORY 'B' TREES
	BS5837 CATEGORY 'C' TREES
	TREE PROTECTION AREA
	TREE PROTECTION BARRIER (BS5837)