

St John's Street

Manchester

**BS 5837:2012 Tree Survey, Arboricultural Impact
Assessment and Arboricultural Method Statement**

Mather and Company Limited

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Ecus Ltd

Report to: **Mather and Company Limited**

Report Title: **St Johns Street Manchester
BS 5837:2012 Tree Survey, Arboricultural Impact Assessment
and Arboricultural Method Statement**

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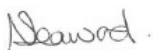
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V1.0	PS	For Issue	27.05.2020

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Executive Summary

On behalf of Mather and Company Limited (the Client), Ecus Limited (Ecus) have carried out a tree survey to BS 5837:2012 '*Trees In Relation To Design, Demolition and Construction-Recommendations*' in May 2020 at St Johns Street, Manchester. The survey has formed the basis of an assessment of the impact development proposals may have on existing trees and any methodologies to be adopted to protect any retained trees.

The survey records all trees within the site and all those which may be affected by any development proposals within the site boundary, recording a number of parameters including species, crown spread and Root Protection Area (RPA).

The RPA of any given tree is the area of ground around that tree which should not be disturbed by excavation, compaction, changes in level or other construction/demolition operations. The extent of the RPA is calculated in accordance with BS 5837:2012, and is an important part of the methodologies described in this report.

The survey recorded seven individual trees.

The trees are not protected by Manchester City Council Tree Preservation Orders (TPO). The site is located within the St John Street Conservation Area 1970 Conservation Area. This requires approval by the Local Planning Authority of any works potentially affecting protected trees.

The Client proposes the construction of a residential building with associated hard and soft landscaping. This will require the removal of seven trees.

This report details the arboricultural impact of the scheme. As the proposals require the removal of all the onsite trees, there is no need to present an arboricultural method statement.

This report also makes further recommendations for any measures to mitigate or compensate the loss of trees within the site and the likely impact on the site and the local landscape. These include:

- Replacement tree planting to compensate the loss of trees.
- The preparation of a Landscape Management Plan to ensure the establishment of newly planted trees and shrubs.

For ready reference, Figure 1.1 (Chapter 1) is a simplified version of the 'Design and Construction Process and Tree Care' table outlined in BS 5837:2012. The table clearly identifies processes and obligations expected at the various stages of the construction project. BS 5837:2012 is considered an iterative process, and as such the project arboriculturist's advice should be ongoing.

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1. Introduction

1.1 Context of this document in the Planning System

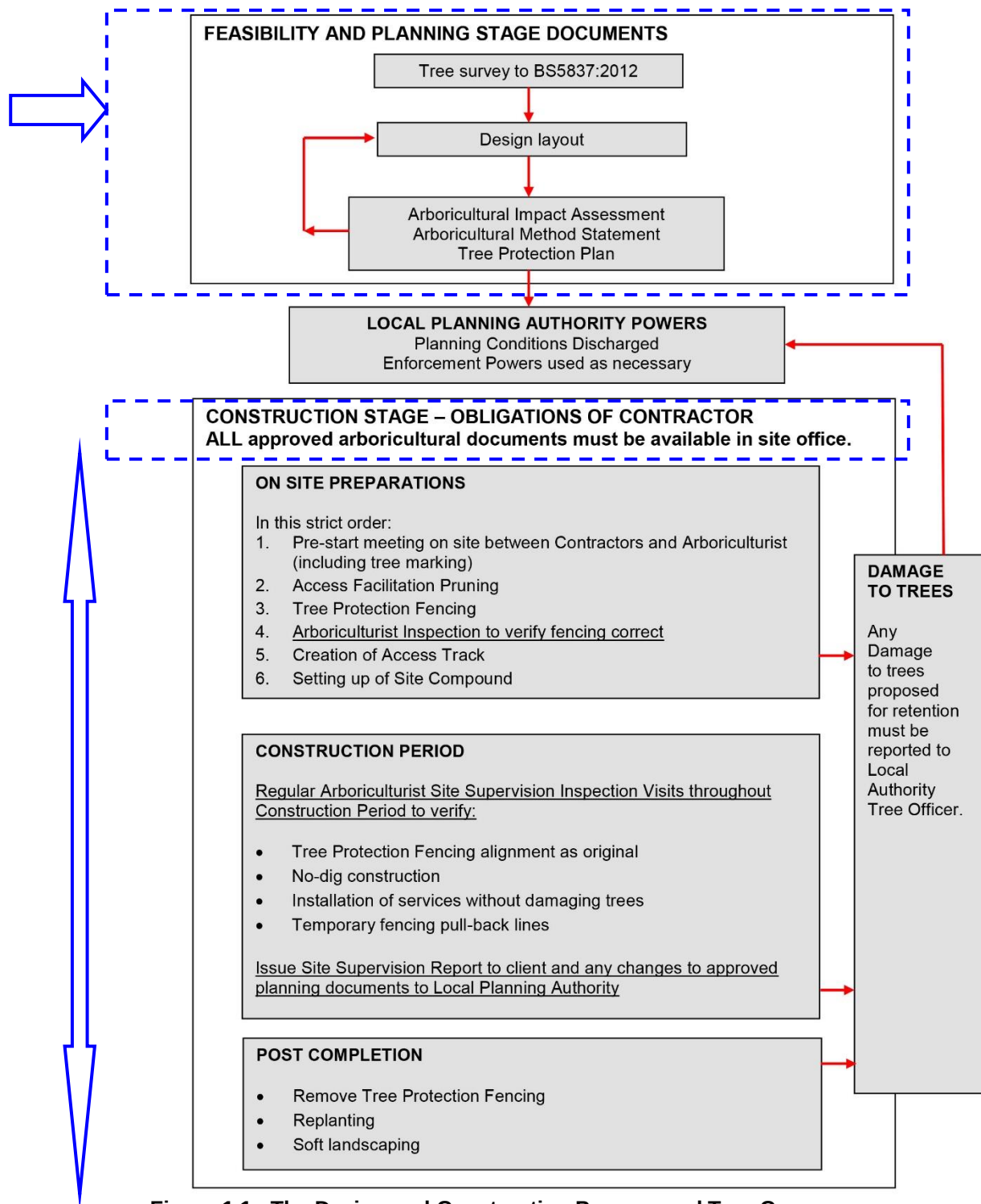


Figure 1.1 - The Design and Construction Process and Tree Care

1.1.1 This document has been prepared at the feasibility and planning stage of a project.

1.1.2 If it becomes an approved Planning Arboricultural Method Statement of tree protection measures and/or Tree Protection Plan, **a copy should be to hand in the Site Office at all times during the Construction Stage.**

1.2 Location

- 1.2.1 Ecus Limited (Ecus) were commissioned by Mather and Company Limited (the Client) to undertake a tree survey of the site St John Street, Greater Manchester M3 4DU Grid Reference SJ 83462 97942. The site location is shown on Figure 1.2.

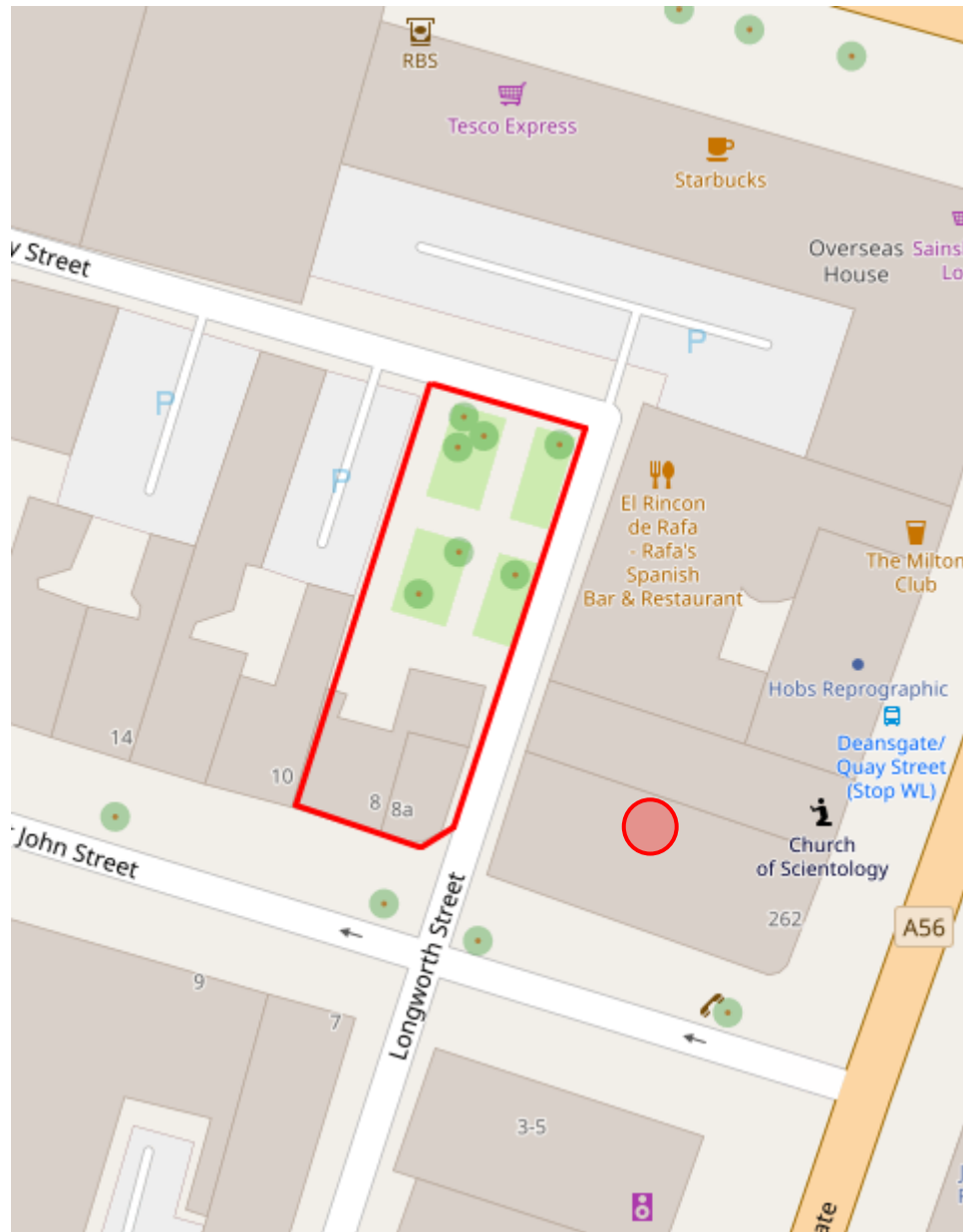


Figure 1.2 – Location Plan
© OpenStreetMap contributors

- 1.2.2 The survey was carried out in accordance with BS 5837:2012 '*Trees In Relation To Design, Demolition and Construction- Recommendations*'. This report sets out the findings of the survey and recommendations have been made for preliminary tree work that may be required.

Tree Designations

- 1.2.3 The survey included identification of any existing designations affecting trees on site such

as Tree Preservation Orders (TPO) and Conservation Area status by consulting with Manchester City Council officers.

- 1.2.1 Aaron Savage Technical Support Team (Planning), Planning, Building Control & Licensing, Growth & Development Directorate at Manchester City Council was consulted. This check confirmed that the site is located within the St John Street Conservation Area 1970 Conservation Area.

Trees located within a Conservation Area

- 1.2.2 Trees located within a Conservation Area are protected similarly to trees covered by Tree Preservation Orders. In order to be able to carry out any work to those trees, the Local Authority should be notified of the intention to carry out the work. The authority has then six weeks to respond. Objections to the works will lead to a Tree Preservation Order being placed on tree groups or individual trees. No response indicates no objections to the work.
- 1.2.3 Work will also be permitted if it is included in an Arboricultural Method Statement and Tree Protection Plan approved by the Local Planning Authority where development proposals for a site have been granted Planning Permission.

Felling Licence

- 1.2.4 The felling of trees is regulated in England by the Forestry Act 1967 (the Act). The Forestry Commission (FC) is the government regulator that enforces the provisions of the Act.
- 1.2.5 The felling of growing trees in England is restricted under section 9 of the Act. It requires that felling is either authorised by a felling licence issued by the FC or the felling activity is excepted from the need for a licence.
- 1.2.6 There are many exceptions to the need for a licence, based on the type of the tree, the location of the tree, the size of the tree, the nature and scope of the felling activity and the person responsible for the felling. These are primarily set out in section 9 of the Act as well as the Forestry (Exceptions from Restriction of Felling) Regulations 1979.
- 1.2.7 The most relevant exemption is;

‘Section 9 - Requirement of licence for felling (1) A felling licence granted by the appropriate forestry authority shall be required for the felling of growing trees, except in a case where by or under the following provisions of this Part of this Act this subsection is expressed not to apply...

(d) is immediately required for the purpose of carrying out development authorised by planning permission granted or deemed to be granted under the Town and Country Planning Act 1990 or the enactments replaced by that Act, or under the Town and Country Planning (Scotland) Act 1997.

- 1.2.8 Advice from a suitably qualified arboriculturalist should be sought before any felling takes place onsite.

Ancient Woodland/Veteran Trees

- 1.2.1 The site is not listed in the Ancient Woodland Inventory, as shown on the Multi-Agency Geographical Information for the Countryside (MAGIC) website (www.magic.defra.gov.uk). This is a spatial dataset that describes the geographic extent

and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

- 1.2.2 The site does not contain any recorded veteran trees as shown on the Ancient Tree Inventory maintained by the Woodland Trust (ati.woodlandtrust.org.uk).

2. Tree Survey Methodology

Site survey

- 2.1.1 Ecus carried out the tree survey in May 2020 when the trees were in leaf. The tree survey was a ground based visual inspection carried out by a suitably qualified arboriculturalist. The trees were not tagged as part of the survey.
- 2.1.2 The inspection of the trees, the site and the immediate surrounding area was carried out by Natasha Seaward MSc.
- 2.1.3 Weather on the day of the survey was dry and bright. Weather conditions on the day of the survey allowed for a thorough inspection of all trees included in this survey.
- 2.1.2 The following characteristics were recorded:
- Species
 - Stem diameter at 1.5 m above ground level (mm).
 - Estimated height (m)
 - Approximate crown spread (m) as North, South, East and West measurements.
 - An estimate of the number of years that the tree is likely to remain suitable for retention.
 - <10 = less than 10 years;
 - 10+ = 10 - 20 years;
 - 20+ = 20 - 40 years; or
 - 40+ = more than 40 years
 - Age class
 - YNG = Young and recently established trees;
 - SM = Semi-mature trees age less than 1/3 life expectancy;
 - EM = Middle age trees 1/3 – 2/3 life expectancy;
 - M = Mature trees over 2/3 life expectancy; and
 - OM = Over mature – declining or moribund trees of low vigour.
 - Condition category in accordance with BS 5837:2012 'Trees In Relation To Design, Demolition and Construction- Recommendations'. The categories listed are defined as per BS 5837:2012 and briefly are:
 - 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;
 - Category A = Those of high quality and value, best trees with a long expected safe life;
 - Category B = Those of moderate quality and value; and
 - Category C = Those of low quality and value and trees less than 15cm diameter.
 - Value subcategories in accordance with BS 5837:2012. The subcategories listed are defined as per BS 5837:2012 and briefly are:
 - 1 = Mainly arboricultural values
 - 2 = Mainly landscape values
 - 3 = Mainly cultural values, including conservation
 - General notes about physiological and structural condition and any management recommendations.

- 2.1.4 The survey recorded all trees on site with a stem diameter of 75 mm or more at 1.5 m height and includes all trees outside the site boundary which may be affected by any future development of the site, either by their crown overhanging the site or their Root Protection Area (RPA) potentially extending into the site.
- 2.1.5 A full topographic survey of the site was provided; this was used as the basis for producing the tree survey plan.
- 2.1.6 At the time of carrying out a site survey it is not always possible to know which trees will be in conflict with development proposals. Therefore, when proposals are confirmed, it may be that arrangements are made to check measurements on site, especially where development is proposed very close to existing trees.
- 2.1.7 Trees are living organisms that change over time. The condition of all trees described by this survey must be checked by a qualified arboriculturalist or tree surgeon before works commence, especially if there have been any storm events or 12 months or more have passed since the survey was carried out.

Calculation of Root Protection Area (RPA)

- 2.1.8 Below ground constraints to development are represented by the root plate around a tree which needs protecting in order for the tree to be incorporated into a proposed scheme, without adverse harm to the tree or structural integrity of any proposed foundation structures. This area is illustrated by the RPA and is calculated according to the formulae set out in BS 5837:2012 clause 4.6.1.
- 2.1.9 Any deviation in the RPA from the original circular plot should take account of physical site conditions that influence the disposition of tree roots, e.g. streams, building foundations and retaining walls.

3. Tree Survey Results

General Site Description

- 3.1.1 The Site is approximately 0.053 ha in area and is comprised of a main office/residential building and associated car-parking areas with a fenced-off court yard at the rear containing ornamental plantings and scattered trees.
- 3.1.2 The trees surveyed during the site visit are located within the fenced off court yard. The trees are located in raised brick planters of various sizes which retain the soil levels within at a higher level than the paved pathways which pass through the site.
- 3.1.3 The court yard is locked with no access to the general public. However the trees are highly visible within the immediate street scene, but due to the height of the surrounding buildings are not visible beyond St Johns Street and Artillery Street.

Results of Tree Survey

- 3.1.4 The Tree Survey Schedule in Table 3.1 (Appendix 1) describes the results of the tree survey and includes preliminary management recommendations. The table should be read in conjunction with Figure 3.1 Tree Survey and Tree Constraints Plan (Appendix 3). This drawing illustrates the location of the trees surveyed, the extent of their canopies as well as the RPA of each tree and tree group.
- 3.1.5 Seven individual trees have been recorded during the survey. A full survey to BS 5837:2012 was carried out for those trees, including the recording of the stem diameter to determine the RPA of the trees.
- 3.1.6 The site contains four silver birch *Betula pendula* and three Norway maple *Acer pseudoplatanus*. All seven trees are mature and have obviously been planted at the time when the court yard area has been constructed. The only unmade ground in the area is that which is retained within the raised areas in which the trees grow, along with woody shrubs which are pruned regularly.
- 3.1.7 The Norway maples have developed into B category of trees of reasonably quality and form and typical of the species in the urban environment. The birch trees have suffered in form and vitality from growing in close proximity to the more vigorous Norway maples. Tall and drawn, with suppressed canopies the birches are of C quality.
- 3.1.8 All the trees may be beginning to suffer from lack of available nutrients and other resources within the restricted rooting environment with the shallow rooted birch suffering most. It is unclear how much access the deeper rooted Norway maples have to unrestricted rooting beyond the confines of the retaining wall, but it is likely to be minimal and highly compacted in nature.
- 3.1.9 Despite this, the trees form a cohesive group which form a continuous canopy and create a small green oasis within a highly urbanised area.
- 3.1.10 The quality of trees on site is summarised in Table 3.2 below.

Table 3.2: Summary of Tree Survey Findings.

Category A	Category B	Category C	Category U
None	T1, T2, T3 - Norway Maple	T4, T5, T6, T7 - Silver birch	None
Total None	Total 3 Trees	Total 4 Trees	Total None

4. Arboricultural Impact Assessment (AIA)

Development Proposals

- 4.1.1 An Arboricultural Impact Assessment of the proposed site plan has been undertaken to assess the likely impact of the development on existing trees and tree groups. This assessment is based on the development plan provided by the Client (ref: 1084-TGA-ZZ-RF-DR-A-0200 dated 02.06.2019).
- 4.1.2 The arboricultural impact assessment is shown in figure 4.1, appendix 3.
- 4.1.3 The client proposes the construction of a residential building with hard and soft landscaping.
- 4.1.4 Construction will be in a single phase using standard building materials and methods.

Arboricultural Impact Assessment

Direct Impact From Development (T1 to T7)

- 4.1.5 The development plan indicates that all seven trees within the red line site boundary will need to be removed to accommodate the new development, including new buildings and new soft and hard landscaping.
- 4.1.6 While the proposed layout would suggest that birch tree T4 could be retained as it is not within the footprint of the new building it is considered it is unfeasible to do so. T3 and T4 share the same raised planter and due to the lack of available rooting soil it is likely both trees have utilised all of the available soil. This will have led to an intermeshed root system. It would not be possible to remove T3, and the surrounding planter, without seriously destabilising T3. Furthermore T4 has a drawn and unbalance crown due to its development as part of the overall group canopy, and with the removal of T3 the tree would be very unbalanced.
- 4.1.7 Therefore the best course of action is the removal of T4 and the space in which it was growing being used to provide a high quality tree which has access to the correct volume of un-compacted soil to support its future growth. The use of structural soil cells is recommended.

Summary

- 4.1.8 Table 4.1 below summarises the impact the proposed development may have on existing trees:

Table 4.1: Summary of Tree removals

Category A	Category B	Category C	Category U
None	T1, T2, T3 - Norway Maple	T4, T5, T6, T4 - Silver birch	None
Total None	Total 3 Trees	Total 4 Trees	Total None

Recommendations

- 4.1.9 As the development proposals assume the removal all the trees growing within the site, no protection measures will be required for those trees.
- 4.1.10 Ecus arboricultural reports would normally contain a chapter titled Arboricultural Method

Statement which describes measures to protect the retained trees during the development, and operations within the RPA of retained trees including. However, for this proposed development, where all trees are removed, it is not required.

- 4.1.11 It is recommended that replacement tree planting is carried out within suitable locations within the site, or if none are available at suitable off site locations as close to the development site as possible. The trees should be planted at minimum 12-14 cm standard size. Proposed tree species should be suitable for the spatial constraints of their location and the amount of soil rooting volume available to them. Recommended tree species include fastigate cultivars such as Cypress oak *Quercus robur* 'fastigiata Koster' or upright tulip tree *Liriodendron tulipifera* Fastigiata.
- 4.1.12 Tree planting and establishment should be carried out in accordance with BS 8545:2014 'Trees: From Nursery to Independence in the Landscape – Recommendations'.
- 4.1.13 It is recommended that tree planting follows 5 – 10 – 20 - 30 formula (i.e. No more than 5% of any one cultivar, no more than 10% of any one species, no more than 20% of any one genus, and no more than 30% of any one family.) This gives any new tree population maximum resilience against pests and diseases.

5. References

Books and Papers

BS 3998:2010 *Tree Work – Recommendations*. ISBN 978 0 580 53777 6

BS 5837:2012 *Trees In Relation To Design, Demolition And Construction – Recommendations*.
ISBN 978 0 580 69917 7

BS 8545:2014 *Trees: From Nursery to Independence in the Landscape – Recommendations*.

Volume 4 NJUG *Guidelines For The Planning, Installation and Maintenance of Utility Apparatus in Proximity To Trees*, Volume 4: Issue 2: 16/11/2007, www.njug.org.uk

Appendix 1 – Tables

Table 3.1 – BS 5837:2012 Tree Survey Schedule

Key:	Measurements	Age – Class	Overall Condition	BS 5837 2012 : Cascade Chart for Quality Assessment/Retention Category	Symbols:
	MS – Multi-stemmed	YNG – Young Mature	G – Good	A – High	< = less than
	Ht - Height in metres	SM – Semi-mature	F – Fair	B – Moderate	~ = approximately
	Stem – Stem Diameter at 1.5m in mm	EM – Early mature	P – Poor	C – Low	> = greater than
	Crown – Crown spread in metres	M – Mature	D - Dead	U – Unsuitable for retention	
	TD - Trunk division (height in metres)	OM – Over mature	ADB – Ash Die Back	Sub-categories: 1 = mainly arboricultural values 2 = mainly landscape values 3 = mainly cultural values.	
		Est Yrs – estimate of years remaining (40+ years; 20+ years; 10+ years, <10 years)	DED – Dutch Elm Disease		
RPA = Root protection area (equivalent to a circle with a radius 12 x the stem diameter of single stem trees or 12 x the notional stem diameter of multi stemmed trees as per BS 5837:2012 clause 4.6). This will be capped to 707m² for trees with a stem diameter larger than 1.25m.					

Tree No	Species	Ht (m)	Stem Diam @ 1.5 m (mm)	Canopy Spread (m) N- E- S- W				Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Comments	Management Recommendations incl. Arboricultural Method Statement	BS 5837 Category	RPA Radius (m)	RPA (m ²)
T1	Norway maple <i>Acer platanoides</i>	13	540	3	4	4	1	2m	M	20-30	Fair	Reasonable form, single stemmed tree to 4m. Planted in a retaining wall (3m*6m approx.)	Remove for development	B2	6.48	131.92
T2	Norway maple <i>Acer platanoides</i>	13	440	5	3	5	5	2m	M	20-30	Fair	Lost a large limb at 1m on southern aspect. Small cavities from torn out branches. Planted in a retaining wall (1m*6m approx.)	Remove for development	B2	5.28	87.58
T3	Norway maple <i>Acer platanoides</i>	13	500	3	3	4	4	5m	M	20-30	Fair	10° stem lean to north. Bifurcates at 4m. In one planter with T4.	Remove for development	B2	6.00	113.10

Tree No	Species	Ht (m)	Stem Diam @ 1.5 m (mm)	Canopy Spread (m) N- E- S- W				Height of Crown Clearance	Age Class	Est yrs	Overall Condition	Comments	Management Recommendations incl. Arboricultural Method Statement	BS 5837 Category	RPA Radius (m)	RPA (m²)
T4	Silver birch <i>Betula pendula</i>	13	360	1	1	2.5	3.5	2m	M	20-30	Fair	Imbalanced crown. Branches sawn off to 4m. In one planter with T3.	Remove for development	C2	4.32	58.63
T5	Silver birch <i>Betula pendula</i>	12	300	0.5	0.5	0.5	4	5m	M	20-30	Poor	Imbalanced crown due to position in group. Tall and thin form. Poor structural condition. Planted in retaining wall (4m*2m approx.)	Remove for development	C2	3.60	40.72
T6	Silver birch <i>Betula pendula</i>	12	250	1	0.5	0.5	2	2m	M	20-30	Poor	Imbalanced crown due to position in group. Tall and thin form. Poor structural condition. Planted in retaining wall (1m*2m approx. restricted rooting area)	Remove for development	C2	3.00	28.27
T7	Silver birch <i>Betula pendula</i>	12	200	0.5	0.5	0.5	1	6m	M	20-30	Poor	Imbalanced crown due to position in group. Tall and thin form. Poor structural condition. Planted in retaining wall (1m*2m approx. restricted rooting area)	Remove for development	C2	2.40	18.10

Appendix 2 – Site Photographs



Plate 1: Norway maple T1



Plate 2: Norway maple T2



Plate 3: Norway maple T3

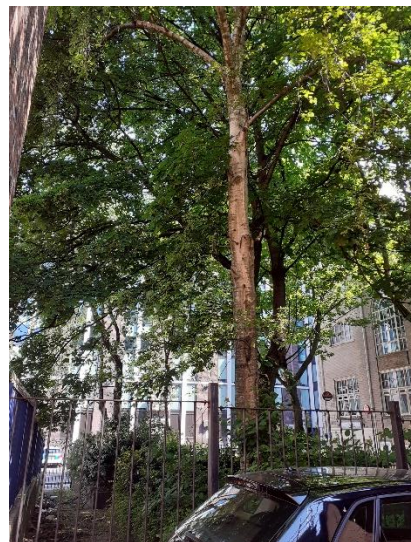
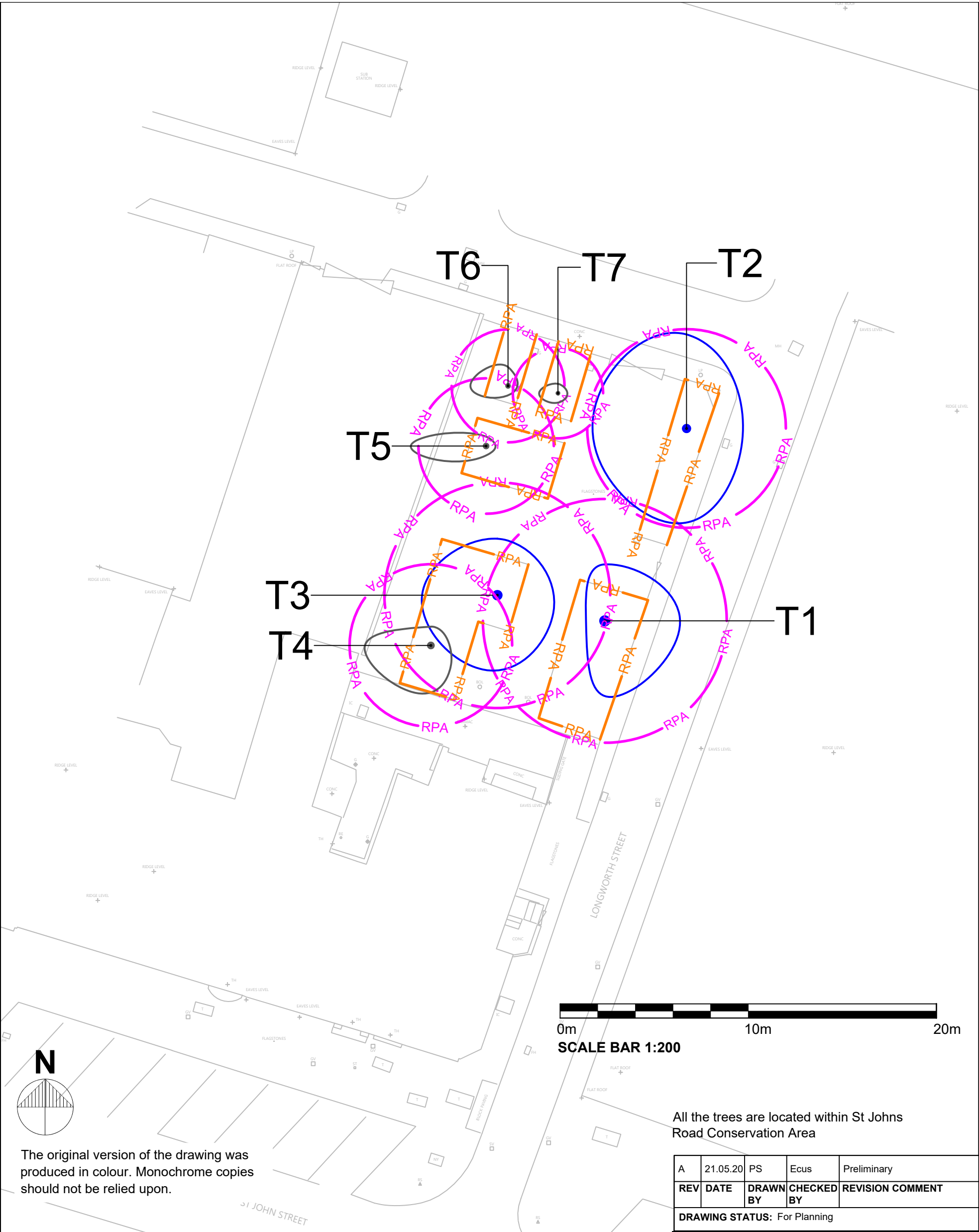


Plate 4: Silver birch T4



Plate 5: Silver birches T5 to T7

Appendix 3 – Figures



All the trees are located within St Johns Road Conservation Area

A	21.05.20	PS	Ecus	Preliminary
REV	DATE	DRAWN BY	CHECKED BY	REVISION COMMENT

DRAWING STATUS: For Planning

GENERAL NOTES - TREE SURVEY

- Drawing for Planning purposes only.
- Refer to arboricultural report produced by ECUS Ltd titled 14836 St Johns Road TS, AIA, AMS
- Based on topographic survey provided by CPLS dated 13.05.20.
- Check all dimensions on site.
- Do not scale from this drawing.
- Report any discrepancies and omissions to Ecus Ltd.
- This drawing is Copyright.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made. Ecus Ltd can accept no liability for its context or accuracy.

KEY

- Trunk location from topographic survey
- Tree categories (BS 5837:2012)
- | | | | |
|------------------|------------------|------------------|------------------|
| | | | |
| Category A Trees | Category B Trees | Category C Trees | Category U Trees |
- Root Protection Area (RPA) of category A, B and C trees as calculated by BS5837:2012
- Likely extend of RPA when rooting restrictions considered

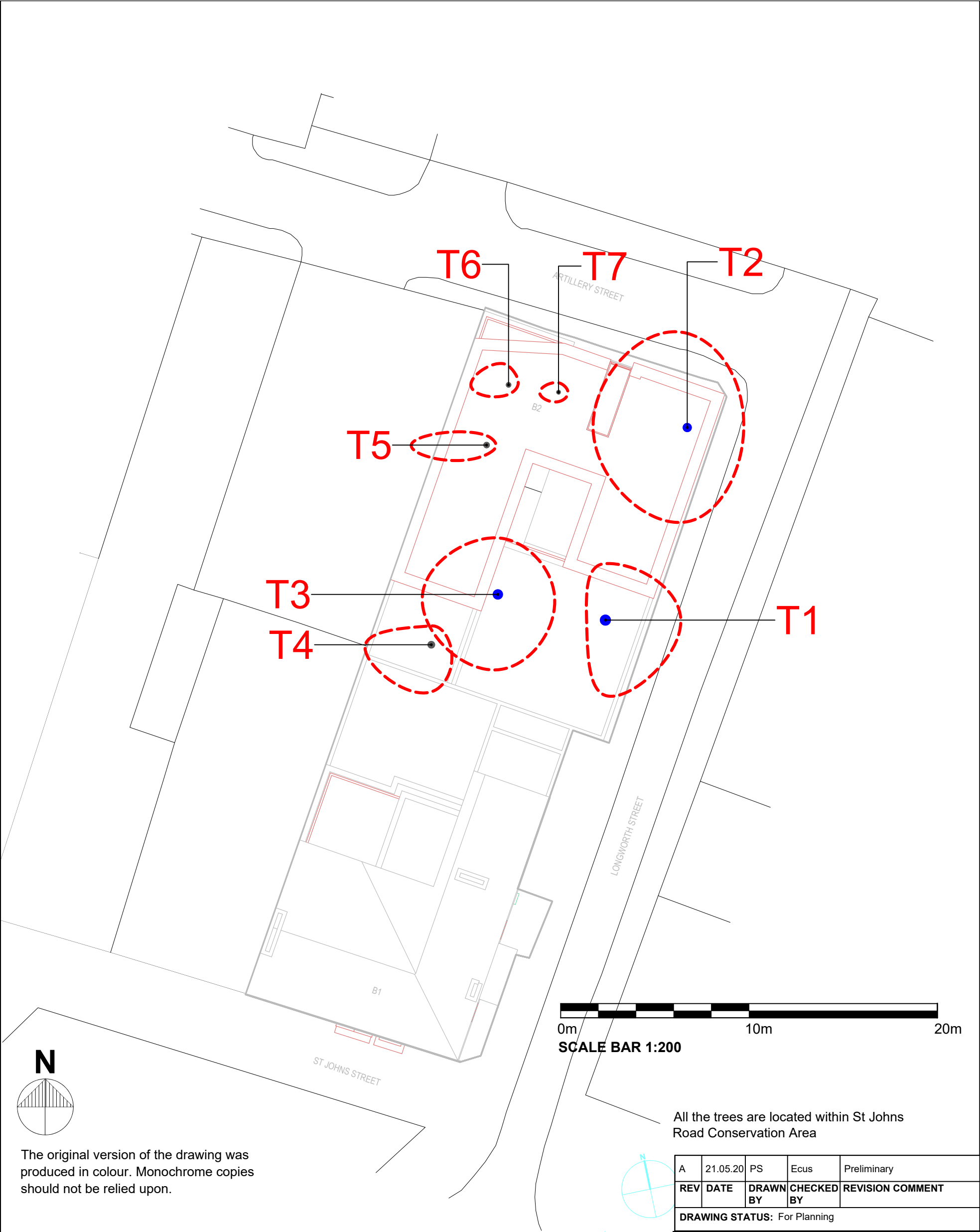


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Job
St John's Road, Manchester

Title
Figure 3.1
Tree Survey and Tree Constraints Plan

By PS	Date May 2020	Scale @ A3 1:200	Drg. no. 14836-ARB-01
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GENERAL NOTES - Arboricultural Impact Assessment

- Drawing for Planning purposes only
- Refer to arboricultural report produced by ECUS Ltd titled 14836 St Johns Road, TS, AIA, AMS
- Based on topographic survey provided by CPLS dated 13.05.20.
- Building layout and masterplan provided by Tim Groom on drawing number 1084-TGA-ZZ-RF-DR-A-0200.
- Refer to Engineer's details for level and drainage information.
- Check all dimensions on site.
- Do not scale from this drawing.
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KEY

Trunk location from topographic survey

Tree categories (BS 5837:2012)

Category A Trees

Category B Trees

Category C Trees

Existing tree to be removed

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Title

Figure 4.1
Arboriculture Impact Assessment

By

PS

Date

May 2020

Scale @ A3

1:200

Drg. no.

14836-ARB-02