

ARBORICULTURAL STATEMENT
ON
PROPOSED DEVELOPMENT AT
2 TURNSTONE AVENUE, DIDSBURY M20 2EQ

ON BEHALF OF
SADIQ MOHAMMED

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Our Ref: CW/9847-AS
Date: 15 April 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 for alterations to the existing access and parking arrangements, and construction of new hard surfaces at 2 Turnstone Avenue in Didsbury, Plot 19 of the recent MMU Campus development.
- 1.2** Trees and hedges on and adjacent to the site have been surveyed and the effects of the development proposal on them evaluated in accordance with current best practice.
- 1.3** Removal of a section of garden boundary hedge will not harm the amenity of the area. The remainder of this hedge can be retained.
- 1.4** A minor incursion of construction work into the root protection area of an off-site beech tree is in an area of ground formerly covered by hardstanding that is likely to have been disturbed during recent development of the wider MMU Campus site. Given this and the sandy free-draining nature of the local soils, there is unlikely to be any significant root activity within the affected area, and any construction impacts on T1 should be minor and insignificant.
- 1.5** The other off-site trees and a hedge are unaffected by the development.

2. TERMS OF REFERENCE

2.1 Instruction

2.1.1 Cheshire Woodlands is instructed by Sadiq Mohammed 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 constraints plan

2.2 Limitations

2.2.1 This statement and associated documents are the copyright of Cheshire Woodlands Limited. 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 trees are wholly or partially off-site or obscured by vegetation.

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 Glyn Thomas, senior consultant 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 alterations to the existing access, removal and replacement of gate pillars and installation of new hardstanding as shown on the Tree Constraints Plan at Appendix 2 (the Drawing).

3.5 The following documents have been considered in my evaluation:

- Topographical survey drawing RBS-20/1942/001
- Urban Green tree constraints plan 10768.T04 Rev A (planning permission 108541/00/2015/S2)
- Urban Green tree protection plan 10768.T05b Rev B (planning permission 108541/00/2015/S2)
- Proposed site plan (untitled)
- Tree Survey Plan CW/9847-P-TS
- Preliminary Tree Survey Schedule CW/9847-SS

4. THE SITE

4.1 The site is a residential plot (Plot 19) within the recently completed Manchester Metropolitan University Didsbury Campus development, and comprises a detached two-storey dwelling and associated hardstanding in landscaped gardens, accessed from Turnstone Avenue, close to the centre of Didsbury. The site is bounded by private open space to the west, a private roadway to the north and residential properties to the other two sides.

4.2 The British Geological Survey - *Geology of Britain Viewer*⁵ identifies the underlying soils as 'Glaciofluvial Sheet Deposits, Devensian – Sand and Gravel'.

4.3 Sand and gravel deposits are accumulations of rock fragments and mineral grains derived from the weathering and erosion of hard rocks by glacial and river action. Trees growing on free-draining sandy soils have a tendency to develop deep and diffuse rooting, are usually less reliant on roots growing within the upper horizons and are less sensitive to changes to the upper soils than trees growing on cohesive clay or alluvial soils.

⁵ [Geology of Britain viewer](#)

5. STATUTORY PROTECTION

5.1 An email enquiry to Manchester City Council confirmed that:

- The site is in the Didsbury St James Conservation Area; and
- The surveyed trees are not protected by a tree preservation order.

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

6. SURVEY METHODOLOGY

6.1 I surveyed the trees on 8 April 2020 and my data are set out in the Tree Survey Schedule at Appendix 1 (the Schedule) and on the Drawing.

6.2 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.

6.3 I assessed the structural condition of the trees using the ‘visual tree assessment method’⁶.

6.4 I assessed the trees for ‘visual prominence’ and broadly categorised them in accordance with Table 1 of BS5837. See Appendix 3 for further guidance.

6.5 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.

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

- 6.6** The topographical survey overlaid with the proposed site plan is the base for the Drawing.
- 6.7** 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.

7. THE TREES

- 7.1** I have surveyed two individual trees (T1 and T2), one tree group (G1) and two hedges (H1 and H2).
- 7.2** T1, T2, G1 and H1 are off-site. H2 is within the site.
- 7.3** T1 and T2 are 'high quality' A category trees; G1 is 'moderate quality' B category.

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	T1 and T2	None	None
Category B Moderate quality with life expectancy of at least 20 years	G1	None	None
Category C Low quality with life expectancy of at least 10 years, or small young trees	None	None	None
Category U Cannot be retained in context of current land-use for longer than 10 years	None	None	None
Hedges and Shrubs	H1 and the southern section of H2	The eastern section of H2	None

8.3 Trees to be removed

8.3.1 None of the existing trees will be removed.

8.3.2 A section of H2 will be removed to accommodate the new access. This will not materially harm the amenity of the area.

8.4 Trees to be retained

8.4.1 T1, T2, G1, H1 and the southern part of H2 will be retained.

8.4.2 T2, G1 and H1 are unaffected by the development and require no particular consideration.

8.4.3 The new gate pillars and part of the new hardstanding encroach into the RPA of T1 along its southern edge, affecting around 30m² of the RPA. Prior to the MMU development, 20m² of this – the pink diagonal-hatched area on the Drawing – was covered by former hardstanding. The remaining 10m² (3% of the tree's RPA) - the light green cross-hatched area on the Drawing - is currently – and was previously – unsurfaced ground, that was not protected by tree protection barriers and was probably disturbed during the MMU development.

8.4.4 Given this and the sandy free-draining nature of the local soils, construction work within the pink and green-hatched areas on the Drawing should not cause any significant long-term damage to the underlying soils or roots, or any significant long-term harm to T1.

8.5 Pruning

8.5.1 None of the trees will be pruned.

8.6 Post development pressure

8.6.1 The proposed spatial relationship of the retained trees with the development is sustainable and the potential for post-development pressure requires no particular consideration.

8.7 Mitigation

8.7.1 There are no significant arboricultural impacts and no arboricultural mitigation is required.

9. CONCLUSIONS

9.1 Removal of part of hedge H2 will not harm the amenity of the area. The remainder of H2 can be retained.

9.2 The off-site trees T2 and G1 and hedge H1 are unaffected by the development proposal and require no particular consideration in terms of their retention or protection during construction.

9.3 There will be a minor impact on a very small section of the RPA of off-site tree T1. Part of the affected area of ground was formerly covered by hardstanding, and the remaining area was probably disturbed during the recent MMU Campus development. Given the sandy free-draining nature of the underlying soils, there is unlikely to be any significant root growth in this area and any construction impacts on T1 are likely to be minor and insignificant. No protection measures or engineering safeguards are required during construction.

9.4 The proposed spatial relationship of the retained trees with the

development, and the provision of arboricultural mitigation require no particular consideration.

10. RECOMMENDATIONS

10.1 Part of hedge H2 should be removed in accordance with the management recommendations in the Schedule.

10.2 Statutory protection of wildlife should be taken into account in the planning and implementation of the hedge removal work.

APPENDIX 1

TREE SURVEY SCHEDULE

PROJECT: 2 TURNSTONE AVENUE, DIDSBURY
CLIENT: SADIQ MOHAMMED
REF: CW/9847-SS-1

SURVEYED BY: G THOMAS
DATE: 8 APRIL 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	Copper beech	M	16	20	890	N	- Off-site - Stem and crown slightly biased to west - Graft union at 1.5m with swelling above - Stem bifurcates at 2m 3m crown overhang to site with 4m ground clearance	• No work currently required	3	A	A	10.8
T2	Yew	EM	12	12	650	N	- Off-site 2.5m ground clearance - Multi-stemmed from 2m	• No work currently required	3G	A	A	7.8
G1	Beech Cherry laurel Hornbeam Goat willow Elm	Y SM M	≤14	≤9 (EST)	≤500	N & D	- Eastern edge of a closely spaced group of off-site boundary trees and shrubs 4m crown overhang to site at eastern end G1/1 Dead Elm	• No work currently required	3G	B	B	≤6.0
H1	Yew	Y	1.7	-	-	N & R	- Recently planted off-site hedge - Slightly sparse beneath T1 - Newly planted section at eastern end	• No work currently required	1	-	-	-

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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TREE SURVEY SCHEDULE

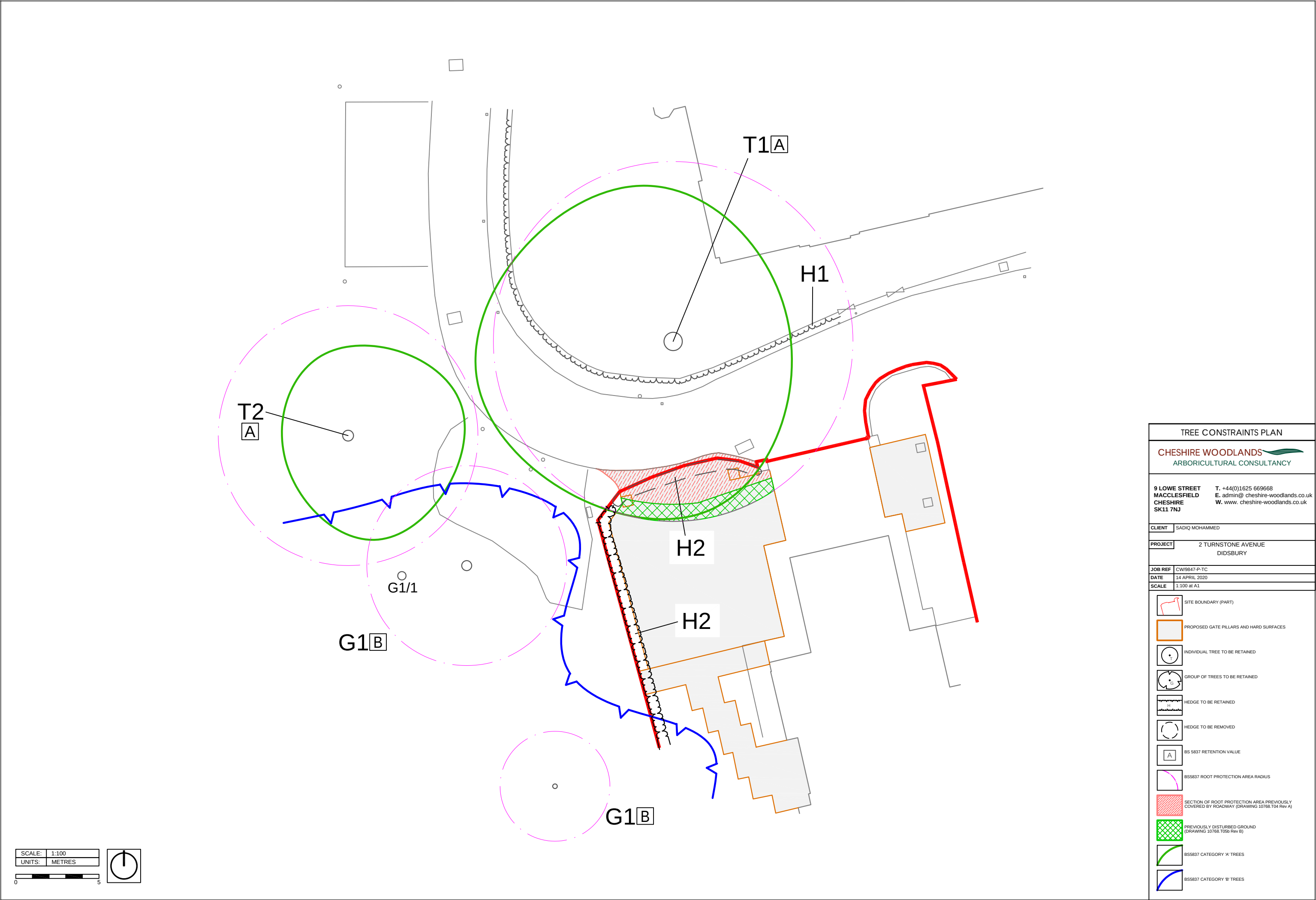
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REF: CW/9847-SS-1

SURVEYED BY: G THOMAS
DATE: 8 APRIL 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)
H2	Laurel	Y	1.8	-	-	N	Recently planted	Eastern section - Remove for development (as shown on drawing CW/9847-P-TC and grub out roots) Southern section - Retain (as shown on drawing CW/9847-P-TC) - No work currently required	1	-	-	-

APPENDIX 2



SCALE: 1:100
UNITS: METRES

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