Scout Drive, Manchester

Arboricultural Report

February 2017



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ACS Consulting is a UK industry leader in arboriculture. We offer a range of services involving trees, woodlands and forestry in the built and rural environment:

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1.0 Introduction

1.01 Purpose
The purpose of this report, in accordance with good practice, is to formally record in detail the existing tree resource present on site prior to development and to help inform the design of the site where existing trees present may potentially be incorporated into the design.

1.02
A. C. S. Consulting is instructed by The Bernard Taylor Partnership to report on trees and the constraints on development at Scout Drive, Manchester. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.03
The assessment identifies trees and discusses their suitability to be retained on the site.

The survey identifies:
- Trees that are undesirable to be retained because of structural or other defects.
- Trees that can be retained with an acceptable level of risk and the measures that are required to ensure their long term retention.

1.04
The site was visited during February 2017 and a survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height, and condition. The survey was undertaken on an overcast day. The trees were not in leaf which gave a good view of their upper canopies but restricted an opinion overall on their health. All the trees have been summarised in the tables in Appendix 1.

1.05
Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected or not, is a material consideration that is taken into account in dealing with planning applications. The report contains standard information regarding the trees and the protection requirements of those trees considered desirable to be retained as a record. The report is compliant with Table B.1 – Pre-Application.

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2.0 Background

2.01 The Site

The site is a rectangular shaped parcel of land landscaped with trees.

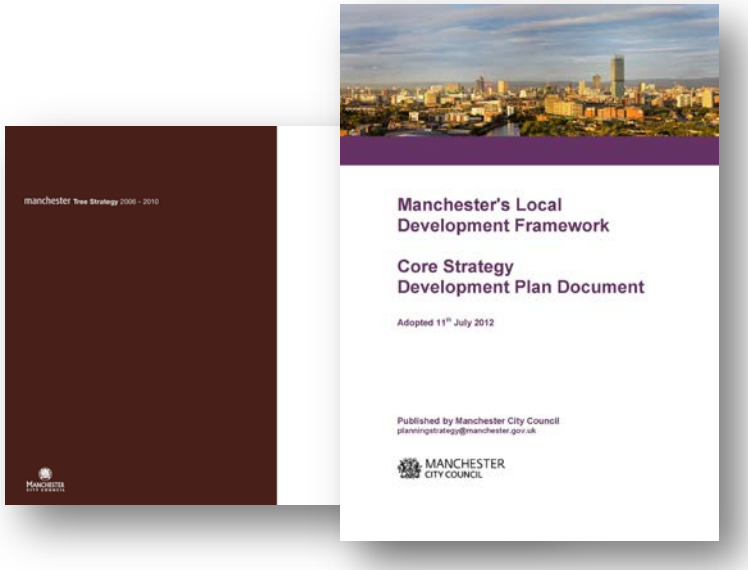
2.02 Statutory Protection/Planning Policies

The application is subject to the Planning Policies of Manchester City Council. In respect of policies relating to trees, the following may apply: Core Strategy Policy EN9 Green Infrastructure and Policy EN15 Biodiversity and Geological Conservation. The application is not the subject of the National Planning Policy Framework in terms of trees. This document is concerned with ancient woodland and Veteran Trees. These do not appear at this site. The site has no known TPO.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site suggests the deposits as: Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions.





3.0 Tree Survey

3.01
I have identified five individual specimens.

Off-site trees and groups that could influence the development potential of the site, have been noted.

3.02
The trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level. Heights were measured with a Hypsometer and diameters were taken, where possible, with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Each tree has been assessed using the BS 5837 2012 category ratings (a copy can be found in Appendix 1). The data collection accords with the advice set out at Subsection 4.4.2.5 of BS 5837:2012. This is the primary authority for this matter and therefore it is not only this Practice, but also the Local Authority, who will be considering the application by reference to these guidelines.



Cont.....

3.03
The trees are unremarkable specimens of very limited merit or of such impaired condition that they do not qualify in higher categories. They are of low quality offering only temporary/transient landscape benefits in the long-term.

3.04
The trees were assessed for Potential Roost Features (PRF) in accordance with Bat Survey for Professional Ecologists: Good Practice Guidelines (3rd Edition) 2016 and BS 8596:2015 Surveying for bats in trees and woodland. Guide. All the trees are categorised as Negligible/Low.



4.0 Development Aspects

4.01
The Arboricultural Plan (ARB/3490/Y/100) identifies tree quality and corresponding gross Root Protection Areas (RPA).

4.02
Development should normally seek to retain and integrate trees identified as Category A or B. Category C and U may be retained where they pose no constraint to development.

4.03
Mitigation is an important consideration. A carefully designed landscape including new planting to compensate for any lost trees would have the potential to reduce the adverse effects of development and in some cases create beneficial effects, through the creation of a better quality landscape.

4.04
Where trees are retained, regardless of their BS designation, development should be located outside the Root Protection Area (RPA). The RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

The Arboricultural plan ARB/3490/Y/100 plots the Root Protection Area as a line denoted with **RPA.**

Development can be extended into the RPA under certain circumstances. Arboricultural input should be sought when considering such features.

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4.05 Tree Protection

Where trees are able to be retained, Tree Protection measures should be implemented as stated in BS 5837:2012 and placed in the positions indicated on the Arboricultural Plan. A suitably qualified arboriculturalist should be retained to monitor and report on tree related development issues to ensure the continued protection of trees. A method statement should be prepared by the Arboricultural Consultant prior to commencement at the site in accordance with BS5837 - 2012. A full scheme of protective fencing, its location, and type should be agreed with the Arboricultural Consultant at an early stage in the development of the scheme.

Definitive plans are to be produced by the Arboricultural Consultant showing the location of the haul routes, cabins and storage areas prior to commencement on site.

5.0 Conclusions

5.01
The purpose of this report, in accordance with good practice, is to formally record in detail the existing tree resource present on site prior to development and to help inform the design of the site where existing trees present may potentially be incorporated into the design.

5.02
The site is a rectangular shaped parcel of land. The trees are unremarkable specimens of very limited merit or of such impaired condition that they do not qualify in higher categories. They are of low quality offering only temporary/transient landscape benefits in the long term.

5.03
Development should seek to incorporate trees identified as desirable (category B) or highly-desirable (A). Trees identified as Category C or U may be incorporated where they pose little constraint on development. Trees located in adjacent property need to be taken into account in any development scheme.

5.04
The incorporation of desirable specimens in good spatial locations allied with tree protection measures should satisfy the Council's suite of tree protection policies.

5.05
Mitigation is an important consideration. A carefully designed landscape including new planting to compensate for any lost trees would have the potential to reduce the adverse effects of development and, in some cases, create beneficial effects, through the creation of better quality landscape.

5.06
Detailed method statements associated with the following issues, where relevant, should be obtained to ensure the protection of trees where they are retained: demolition, ground clearance, earth works, drainage, fencing, site storage/compounds/site cabins, tree works, monitoring and reporting.

Appendix 1

Contents

Key

BS5837: 2012

Tree Tables

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on Plan
Trees unsuitable for retention (see Note)				
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.	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. *NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7*			RED
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation.**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	GREEN
Category B **Tress of moderate quality** with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C **Tress of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height	Stem Diameter	Branch Spread M				Height of Crown Clearance	Clear Branch Height	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
		M	MM	N	E	S	W	M	M						
1	Oak	17	1020	7	7	8	4.5	2	2	FM/ OM	Poor	Fair	Poor distribution of buds and twigs. Large pieces of dead wood. In decline A tree of low quality and value in the landscape.	10	C1/2
2	Maple	8	150	3	3	3	3	1	1	SM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2
G1	Group	<10	<150	2	2	2	2	0	0	SM/ EM	Good	Fair	Mixed group of hawthorn with self set maple. Of low quality and value in the landscape.	10+	C1/2
3	Oak	17	355	4	0.5	6.5	5	0	2	SM/ EM	Good	Good	Suppressed in development by adjacent trees. Of low quality and value in the landscape.	10+	C1/2
4	Sycamore	16	400	4	5	5	5	5	5	EM	Good	Fair/Poor	Multi-stemmed with included unions. A tree of low quality and value in the landscape.	10+	C1/2
5	Thorn	8	400	1	3	3	2	2	2	M	Fair	Fair	A tree of low quality and value in the landscape.	10+	C1/2

Appendix 2

Contents

Heads of Terms Method Statement

Heads of Terms of an Arboricultural Method Statement

The purpose of this document is to serve as a live record of the Heads of Terms which are suggested for the proposed development. The Heads of Terms are in draft form and are therefore themselves subject to further discussion and/or agreement. Certain matters listed herein may alternatively be addressed satisfactorily by means of Condition. This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; this method statement fulfils the recommended criteria for arboricultural information.

The Draft Heads of Terms and obligations are as follows:-

Construction Exclusion Zone Fencing

- Timing for setting out, construction and completion of fencing generally in accordance with the phasing plan.
- Specification for fencing and or ground protection to be in accordance with BS 5837:2012.

Storage of Materials/Offices/Fuels

- Identification and reservation of land for storage of materials,
- parking of vehicles, location of offices and welfare facilities, fuels.

Removal of Hard surfacing

- Existing surface to be removed by hand working from the closest point to the tree working out.
- The upper course to be cut with a disc cutter.
- The material is to be broken with hand tools.

Services

- Location of services including sewerage, gas, water, electricity.
- Timing of excavations where they pass within or close to retained trees in accordance with phasing plan.

Review/Site Inspection

- Review to be undertaken prior to the commencement of development to address: phasing and land uses.
- Arrangements for Review (monitoring).
- Review to allow for amendment / variation by agreement.

Construction Works	Arboricultural Input
Tree works	Review with contractor
Fencing installation/laying of temporary working surface	Review and supervise installation of Construction Exclusion Zone Fencing
Excavation of hard surfaces/removal of material from site	Review protection measures and working practices
Construction of hard surfaces and delivery of building materials	Review working of practices/supervision of works/Review of tree protection measure and site storage
Installation of services	Review working of practices/supervision of works/Review of tree protection measure

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