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Arboricultural Report

for development purposes following BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations

at

11 Slaithwaite Drive
Clayton
Manchester
M11 4BA

Produced by

Scott Fitzgerald BSc (Arboriculture), M Arbor A

of

Scott Fitzgerald Tree Consultants Ltd

on behalf of

Anwar Ansari & Joanna Meehan

23rd January 2013

Report Summary

The pie charts to the far right present key statistics found within our survey. The bar charts to the right indicate the age distribution, species distribution and the works we have recommended. Other sections within the report summary are self explanatory.

Site Location: 11 Slaithwaite Drive, Clayton



Extent of the survey

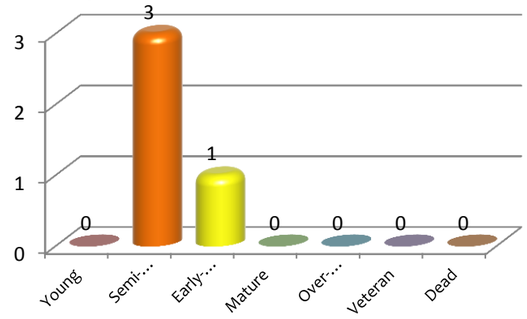


Site location

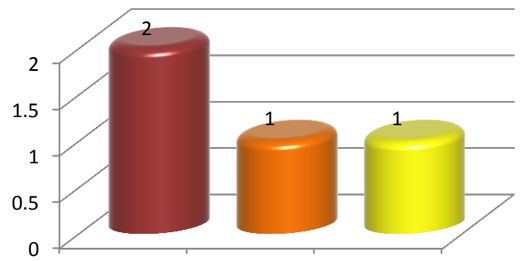
Summary

- A survey was conducted to BS5837. The condition of all trees on site was assessed and a Retention Category was allocated. Tree positions and Root Protection Areas are plotted on a Tree Constraints Plan.
- No Arboricultural Impact Assessment has been conducted at this stage.
- We recommend that this report and the constraints plan are used within the design process to help achieve a proposal with minimal impact.
- Where possible category A and B trees should be retained and works within their Root Protection Area should be undertaken in a sympathetic manner. General advice is included within this report as to how this may be achieved.
- Upon instruction Scott Fitzgerald Tree Consultants will be happy to provide Impact Assessments to assist the design process and an Arboricultural Method Statement to ensure that the retained trees are not damaged during the construction process.

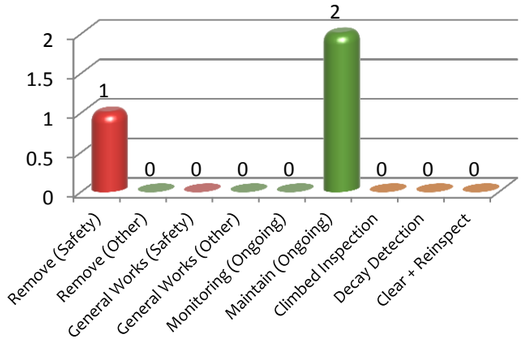
Age Distribution



Species Diversity

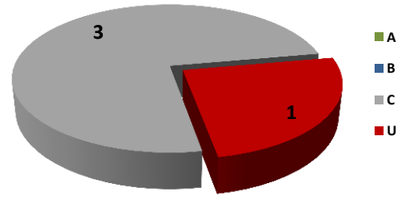


Recommended Works

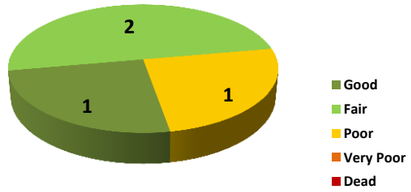


Trees surveyed as individuals: 3
groups: 0
hedges: 1
woodlands: 0

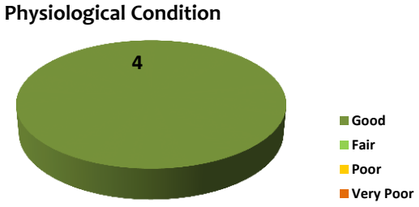
Retention Categories



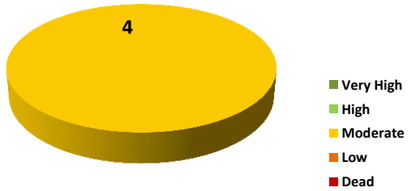
Structural Condition



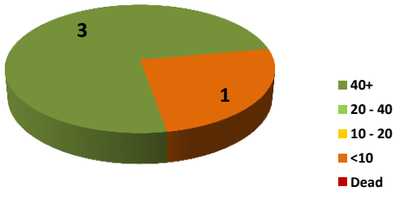
Physiological Condition



Amenity Values



Life Expectancy



Contact Details.

Local Authority:	Manchester City Council	Tel.	0161 234 4556
Arboricultural Consultant:	Scott Fitzgerald	Tel.	0161 637 5242

Tree Protection Status

We are informed that:

- The site is not within a conservation area.
- There are no TPOs affecting trees within the site.

See Section 4 for further details.

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1. Introduction

1.1. Instructions and references

1.1.1. All trees, regardless of their statutory status, are a material consideration in a planning application. It is therefore essential that the potential effects of any Proposed Development on existing trees are fully assessed.

1.1.2. We have been instructed by Confidential Suburban Studios on behalf of the client to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines, at 11 Slaithwaite Drive, Clayton and produce our findings in a report.

1.1.3. Measurements have been taken on site in order to plot the positions of trees.

1.1.4. A summary of Scott Fitzgerald's qualifications and experience is included in Appendix 5.

1.2. Scope and limitations of the report

1.2.1. The report is designed to accompany a planning application following guidance set out in BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations. The report has been compiled objectively and does not take into account future proposals for the site.

1.2.2. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

1.2.3. Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.

1.2.4. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.

1.2.5. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.

1.2.6. Trees have the potential to cause indirect damage to existing and proposed structures by desiccation of the soil. Where soils are suspected to be shrinkable, they should be analysed by laboratory testing to determine the plasticity index. This will allow management decisions to be made relating to foundation depths, new planting and the effect of tree removals.

1.2.7. Potentially hazardous trees are highlighted and appropriate recommendations are made. However, this report should not be seen as a substitute for a full tree

risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2. Site overview

2.1. Location

2.1.1. The site is situated in a medium density residential area. The co-ordinates are 53°29'13.44"N, 2°10'47.35"W, the OS reference is SJ 8816698943 and the altitude is 83m above sea level.

2.1.2. The survey was limited to the area shown in Figure 1.



Figure 1 Extent of the survey.

2.2. Site description

2.2.1. The site consists of a derelict plot at the end of a residential cul-de-sac. The site is currently overgrown with various ground cover weeds and self-seeded saplings.

3. Tree data schedule

3.1.1. The Tree Data Schedule in Appendix 1 contains information gathered during the survey conducted on 14th January 2013. Weather conditions during the site visit consisted of light snow although visibility was good during the assessment.

3.1.2. The reader should refer to Appendix 2 in order to correctly interpret the tree data.

3.1.3. All images within the Tree Data Schedule are diagrammatical only. Their purpose is to indicate, at a glance, the relative dimensions of each tree. The images are computer generated based on measurements recorded for stem diameter, crown spread, crown height and overall height.

4. Tree condition and recommendations

4.1.1. The recommendations found in the Tree Data Schedule in Appendix 1 are based on assessments from a health and safety perspective and are made regardless of the Proposed Development. Section 4 discusses in further detail our findings during the site visit in relation to the health and safety of the trees, and future users of the site.

4.2. Summary of findings

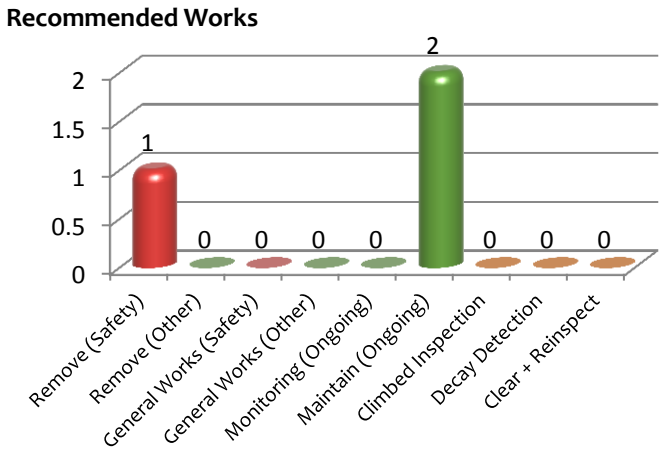
4.2.1. T3 has a major longitudinal cavity on its main stem making the tree potentially hazardous and it will require removal. This should be prioritised as indicated on the Tree Data Schedule.

4.2.2. There is debris stacked in the root zones of several surveyed trees due to fly-tipping which should be removed if the trees are to be retained. H4 is a Privet hedge that has been left unmanaged and should be reduced in height and width and maintained at the new dimensions buy regular trimming.

4.2.3. All other trees are deemed to be in an acceptable condition and no further works have been recommended.

4.3. Work priority and future management

4.3.1. The Tree Data Schedule in Appendix 1 details what works are required to individual trees in order to ensure that they are in an acceptable condition. The chart below summarises these works:



Key:

Bars coloured red indicate hazardous trees.

Bars coloured orange indicate trees which may be hazardous and require further investigation.

Bars coloured green indicate trees which are not hazardous and the work is therefore of a lower priority.

4.3.2. The following table suggests a schedule for prioritizing works required to individual specimens, as outlined in the Tree Data Schedule in Section 3, in order to ensure that the associated risks are abated:

Priority	Definition	Tree Number
Urgent	As soon as possible	None
Very High	Within 1 Month	None
High	Within 3 Months	T1
Moderate	Within 1 year	T3
Low	Within 3 years	H4

4.3.3. Upon completion of any recommended works, the trees will be in an acceptable condition from a health and safety perspective. However, they should be regularly inspected according to the following suggested schedule:

Inspection Frequency (years)	Tree Number
0.5	None
1	T1
1.5	None
3	T2, H4

4.4. Tree protection status

4.4.1. We have been informed by the planning department at Manchester City Council that the site is not within a conservation area and there are no Tree Preservation Orders (TPOs) affecting trees within the site.

4.5. Tree protection – general advice

4.5.1. It is recommended that the local authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.

4.5.2. A TPO can be overridden by planning consent, where tree removal is necessary to enable the Proposed Development to proceed.

4.5.3. All works to protected trees require consent from the local authority, including pruning. However, this does not include the removal of dead wood, which is exempt. Although dead and dangerous trees are exceptions to a TPO, it is advisable to give the local authority five days' notice in writing of any intended removal.

4.5.4. In a conservation area, all trees are effectively protected. Where tree work is required in a conservation area, the local authority must be given six weeks'

notice of intent, which allows them to either make a TPO or give consent for the intended work. The proposed tree work can proceed after six weeks, if the local authority has not responded.

5. Arboricultural Impact Assessment

5.1.1. It is proposed to construct a detached residential dwelling with associated car parking and landscaped gardens.

5.2. Tree constraints

5.2.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.

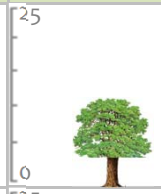
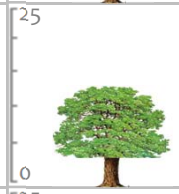
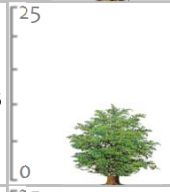
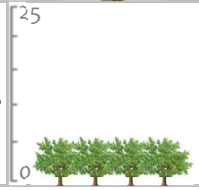
5.2.2. The majority of surveyed trees have been given a retention C category rating and should not be seen as a constraint to the development of the site. However, it is recommended that they are replaced as part of landscape proposals with better quality specimens.

5.3. Tree protection during construction

5.3.1. BS 5837 recommends that an Arboricultural Method Statement (AMS) is adhered to which ensures that all retained trees are adequately protected during the construction phase. However, all of the surveyed trees are to be removed and replaced as part of landscape proposals. An AMS is therefore not required in this instance as there are no trees retained that will require protection.

Appendix 1 – Tree Data Schedule

- The following pages contain information gathered during the site survey.
- The reader should refer to Appendix 1 in order to correctly interpret the tree data.
- All images within the Tree Data Schedule are diagrammatical only. Their purpose is to indicate, at a glance, the relative dimensions of each tree. The images are computer generated based on measurements recorded for stem diameter, crown spread, crown height and overall height.

Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N / W / E / S	Scaled Tree Diagram (m)	Notes	Recommendations: Priority	Recommendations: Inspect Freq (yrs)	Vigour: Physiological Condition / Structural Condition	Amenity Value: Life Expectancy (yrs) / Retention Category
T1	Semi-Mature **Sycamore** Acer pseudoplatanus	11	4	350	N 0, W 4.5, E 4, S 4.5		Form: Twin-stemmed at ground level with an unbalanced crown. History: Main co-dominant stem removed at 1m. **Defects: Minor bark wounds to main stem.** Other: Waste stacked in root zone.	Remove waste in root zone. High	1	High Good Fair	Moderate 40+ C+
T2	Semi-Mature **Sycamore** Acer pseudoplatanus	13	3.5	500	N 5, W 5, E 5, S 3.5		Form: Twin-stemmed at 1.5m with a balanced crown. History: Occasional pruning wounds due to crown lifting. **Defects: Included bark suspected at 1.5m.** Other: Previous branch failure at 1m.	No action required. n/a	3	High Good Fair	Moderate 40+ C+
T3	Early-Mature **Goat Willow** Salix caprea	10	1	400	N 5, W 3, E 4.5, S 3		Form: Single stemmed and leaning with a slightly unbalanced crown. History: No evidence of significant pruning. **Defects: Major bark wound to main stem with significant decay.**	Remove. Moderate	N/A	High Good Poor	Moderate <10 U
H4	Semi-Mature **Privet** Ligustrum ovalifolium	av 5	0.5	50	N 2.5, W 2.5, E 2.5, S 2.5		Form: Lapsed hedge. History: Previously topped. **Defects: No significant defects observed.**	Reduce height and width to manageable dimensions. Low	3	High Good Good	Moderate 40+ C

Appendix 2 - Tree Survey Schedule Explanatory Notes

This section explains the terms used in the **Tree Data Schedule** in Appendix 1.

A2.1 General

A2.1.1 **Numbering System:** Each item of vegetation has its own unique number prefixed by a letter such that:

- **T1**=Tree 1
- **G2**=Group 2
- **H3**=Hedge 3
- **W4**=Woodland 4

A2.1.2 **Age Categories:**

- **Young** Usually less than 10 years old.
- **Semi-Mature** Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy).
- **Early-Mature** Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy).
- **Mature** Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy).
- **Veteran** A level of maturity whereby significant management may be required in order to keep the tree in a safe condition.
- **Over Mature** As for veteran except management is not considered worthwhile.

A2.1.3 **Species:** Common names and Latin names are given.

A2.1.4 **Height:** Measured from ground level to the top of the crown.

A2.1.5 **Stem Diameter:** Taken at 1.5m above ground level where possible. On trees with two to five stems, the combined stem diameter is calculated as follows:

$\sqrt{(\text{stem diameter 1})^2 + (\text{stem diameter 2})^2 \ldots + (\text{stem diameter 5})^2}$

For trees with more than five stems, the combined stem diameter is calculated as follows:

$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$

A2.1.6 **Crown Height:** Measured from ground level to the height at which the main crown begins. Where the crown is unbalanced it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.

A2.1.7 **Tree Diagram:** This scaled drawing is computer generated based on measurements taken for stem diameter, crown height and spread, and overall height. It is designed to help the reader rapidly assess the data. It is not an accurate representation of the form of the tree.

A2.1.8 **Crown Spread:** Measured N, E, S & W, taken from the centre of the stem and usually rounded up to the nearest half metre.

A2.1.9 **Observations:** If a tree's position is considered to be relevant it will be commented upon (e.g. overhanging a children's play area). Tree form and pruning history are also recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.

A2.1.10 **Recommendations:** Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.

A2.1.11 Priority Scale: Depending upon the threat posed by the tree, and the likelihood of failure, recommendations should be carried out according to the following priority scale:

- **Urgent** To be carried out as soon as possible.
- **Very High** To be carried out within 1 month.
- **High** To be carried out within 3 months.
- **Moderate** To be carried out within 1 year.
- **Low** To be carried out within 3 years.

A2.1.12 Inspection Frequency:

- An interval of 6 months, 1 year, 1.5 years or 3 years is allocated before the next inspection is due. Wherever practical, consideration should be given to seasonal changes so that deciduous trees are not always surveyed in winter when they have no leaves, or in summer when leaves may obscure branches within the upper crown.

A2.1.13 Vigour: An indication of growth rate and the tree's ability to cope with stresses:

- **High** Having above average vigour.
- **Moderate** Having average vigour.
- **Low** Having below average vigour.
- **Very Low** Tree is struggling to survive and may be dying.

A2.1.14 Physiological Condition:

- **Good** Healthy and with no symptoms of significant disease.
- **Fair** Disease present or vigour is impaired.
- **Poor** Significant disease present or vigour is extremely low.
- **Very Poor** Tree is dying.

A2.1.15 Structural Condition:

- **Good** Having no significant structural defects.
- **Fair** Some defects observed though no high priority works are required.
- **Poor** Significant defects found. Tree requires monitoring or remedial works.
- **Very Poor** Major defects which will usually require significant remedial works or tree removal.

A2.1.16 Amenity Value:

- **Very High** Exceptional specimen, observable by a large number of people.
- **High** Attractive specimen, observable by a significant number of people.
- **Moderate** One of the above factors is not applicable.
- **Low** Unattractive specimen or largely hidden from view.

A2.1.17 Life Expectancy: The estimated number of years before the tree may require removal. Classified as (<10), (10 – 20), (20 – 40), or (40+).

A2.1.18 Retention Category: These are explained in detail in Table 1 on the following page.

A2.2 Evaluation of Defects

A2.2.1 Cavities, wounds, deadwood etc are all evaluated as follows:

- **Major** Such that structural integrity is, or will become, compromised and the tree is, or will inevitably become, hazardous.
- **Significant** A defect that may over time become a major defect, though not necessarily so. This will depend on the vigour of the tree and its ability to deal with decay etc.
- **Minor** A defect that is not likely to compromise the tree's structural integrity.

Tree retention categorisation

The categorisation of trees is applied to guide the site owner as to the quality and value of their existing tree stock. All trees greater than 75mm in diameter at 1.5m above ground level are surveyed and allocated a ***retention category*** which takes into account amenity value, condition and safe useful life expectancy. The categories are allocated independently of development proposals. BS 5837:2012 recommends using a cascade chart for categorisation purposes. **Table 1** below provides an explanation of retention categories used.

Trees to be removed		Colour on Plan
Category U includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		**Colour on Plan**
Category A includes trees of a high quality, usually highly visible to the wider public.	Trees that are excellent examples of their species, usually mature, with a safe useful life expectancy of at least 40 years. Category A trees are likely to enhance a development and should be retained wherever possible	GREEN
Category B includes trees of moderate quality and amenity value.	Trees that are good examples of their species but may have defects or form that downgrade them from category A. Category B trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
Category C includes trees of low quality and amenity value.	Trees that are either young with a stem diameter less than 150mm or are unlikely to make a contribution for more than 10 years. The removal of these trees should be seen as acceptable in order to allow development to proceed. It may be possible to transplant younger specimens.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

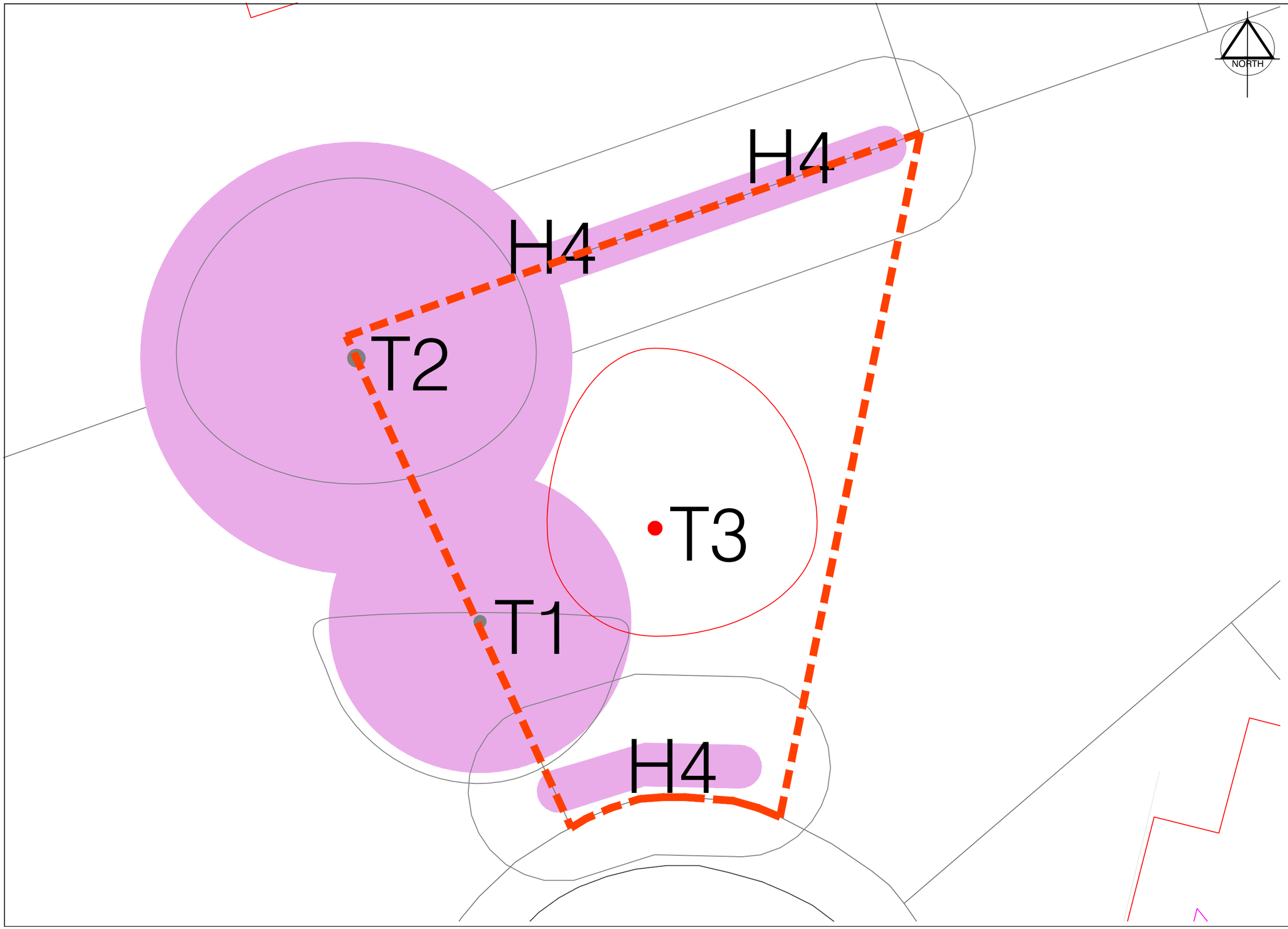
Table 1

Appendix 3 - Site Plans

The site plans referred to in the report follow this page which can include some or all of the following:

- Tree Constraints Plan
- Tree Removal Plan

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



Key	
T1	Trees number 1
G2	Group number 2
H3	Hedge number 3
1	Photo location
	Panoramic photo location
	Retention category A tree
	Retention category B tree
	Retention category C tree
	Retention category U tree
	Root Protection Area (RPA)

BS 5837 RETENTION CATEGORIES

Category A:
Trees of high quality and amenity. Usually, mature trees with a significant life expectancy which would enhance any development. Retention of these trees is strongly encouraged.

Category B:
Trees of moderate quality and amenity. Usually mature trees, or younger trees with exceptional form. Retention of these trees is desirable though the removal of occasional specimens may be acceptable.

Category C:
Trees of low quality and amenity. The removal of these trees should be seen as acceptable in order to facilitate development.

Category U:
Trees whose structural condition is such that they should be removed regardless of development proposals.

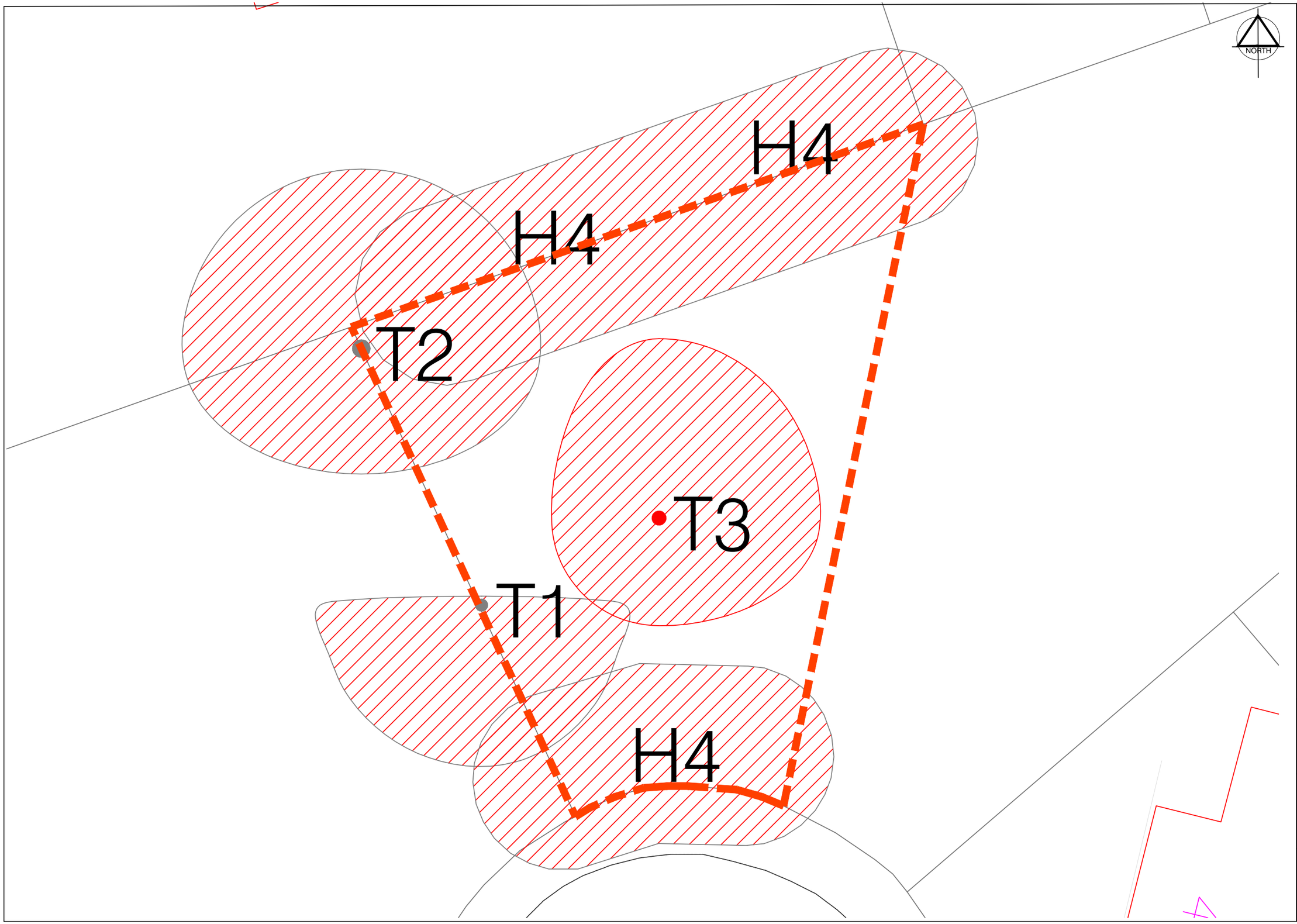
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Client
Anwar Ansari & Joanna Meehan

Project
Slaithwaite Drive, Clayton

Description
Tree Constraints Plan

Scale	Drawn by	Date
1:100 A3	DAL	23/01/2013
Job number	**Drawing number**	**Revision**
10363	10363.T1	NA



Key	
T1	Tree number 1
G2	Group number 2
H3	Hedge number 3
	Category A tree to be removed
	Category B tree to be removed
	Category C tree to be removed
	Category U tree to be removed
	Extents of pruning

BS 5837 RETENTION CATEGORIES

Category A:
Trees of high quality and amenity. Usually, mature trees with a significant life expectancy which would enhance any development. Retention of these trees is strongly encouraged.

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Client
Anwar Ansari & Joanna Meehan
Project
Slaithwaite Drive, Clayton
Description
Tree Removal Plan

Scale	Drawn by	Date
1:100A3	DAL	23/01/2013
Job number	**Drawing number**	**Revision**
10362	10363.T2	NA

Appendix 4 - Professional Résumé: Scott Fitzgerald

Qualifications:

Scott gained a BSc in Arboriculture from the University of Central Lancashire in 2010, after being awarded a Foundation Degree in Arboriculture with merit at the same institution in 2005.

He is continuing his education further by studying for a Master's Degree in Arboriculture and Urban Forestry at the University of Central Lancashire which began in September 2011.

Scott is a professional member of the Arboricultural Association. Scott maintains his professional development by attending several seminars and conferences throughout the year.

Experience:

Scott has worked in the arboriculture industry since 1993 when he trained as a groundsman and gained NPTC certificates for use of a chainsaw on the ground. In 1994 he gained his NPTC certificate for the use of a chainsaw from a rope and harness. For the next 12 years, he worked as head climbing arborist for a tree surgery company as team leader and was responsible for the day to day management of tree work operations, sales and building client relations.

In 2005, Scott began trading as an independent consultant arboriculturist. He now works solely as an arboricultural consultant, providing expert advice and reports on all matters concerning trees including hazard assessment, TPOs, planning advice and reports for mortgage purposes.