Wynyard Road, Wythenshawe

Arboricultural Implication Study

October 2013

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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C O N T E N T S

		Page
Chapter 1	Introduction	5
Chapter 2	Background	6
Chapter 3	Tree Survey	7
Chapter 4	Development Implications	8
Chapter 5	Conclusions	10

DRAWING(S)

2924_101	Arboricultural Layout

APPENDICES

1	Spread Sheets
2	Heads of Term Method Statement

1.0 INTRODUCTION

1.01 A. C. S. Consulting is instructed by Willow Park Housing Trust to report on trees and the implications of development at Wynyard Road, Wythenshawe. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02 In accordance with Guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- *A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.*
- *A plan showing tree survey information, retention categorisation and root protection areas,*
- *An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,*
- *An arboricultural method statement detailing the means of tree protection, implementation and phasing of works.*

1.03 The site was visited in October 2013. A survey of the trees was completed recording; *species type, age, height, crown spread, diameter-at-breast-height, and condition*.

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2.0 BACKGROUND

The Site

2.01 The site is a residential location within the Wythenshawe Estate.

Statutory Protection/Planning Policies

2.02 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.

3.0 TREE SURVEY

3.01 I have identified seven trees. A Constraints Plan was produced.

3.02 The tree data can be found at Appendix 1. There is no requirement in BS 5837 to repeat the details of the Constraints information save for confirming that 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 Nikon Forestry 550 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 (see Appendix 1). Consideration has been given to any Supplementary Planning Documents. The data collection is compliant with the advice set out at Subsection 4.4.2.5 of BS 5837:2012.

4.0 DEVELOPMENT IMPLICATIONS

4.01 The site comprises a vehicular access and car parking area to residential property.

Development Implications

4.02 The application proposes the improvement of the existing vehicular access and the creation of additional car parking space. The works will involve the loss of three trees.

Whilst it is acknowledged that all trees within the planning process are a material consideration, it is generally accepted that those trees rated as C or U are excluded from consideration regarding development implications, retained only where they pose no constraint on development.

Based on the proposals, a number of implications were noted. These have been summarised in the table below:

Impact	Reason	A	B	C
Trees lost for development	Construction – new vehicular access	0	T4, T5	T3
Retained trees that **may be** affected by disturbance	Construction	0	0	0
Trees to be pruned	Construction	0	0	0

Loss for Development

The proposed development will result in the loss of three trees. T3 is considered to be a Category C tree. The loss of Category C trees should not influence the determination of the application. The other two trees are Category B specimens. The trees are reasonable specimens with a moderate visual amenity. The retention of the other trees does mitigate the removal of the trees, both now and in the long-term. The loss of the trees can be off-set with new landscaping that can be conditioned.

Retained Trees that May be Affected by Disturbance

None.

Trees to be Pruned

None.

Policy

4.03 The over-arching policy guidance in respect of the site is that contained within Manchester City Council's Core Strategy Policy EN9 Green Infrastructure and Policy EN15 Biodiversity and Geological Conservation. The application recognises that the retention of existing trees can add scale and maturity to the proposed development. The development in arboricultural terms, accords with the council's core strategy in that the improvements to the site outweigh the amenity value of the trees. The loss can be mitigated with new planting.

5.0 CONCLUSIONS

Summary

5.01 The application is described in detail in the submissions of The Derek Evans Partnership LLP. In arboricultural terms, the development results in the loss of three trees. However, the improvements outweigh the amenity the trees provide. Suitable mitigation measures can be provided and be subject to a Planning Condition for re-planting. The existing mature trees do mitigate the loss of the trees now and in the future.

Conclusions

5.02 The applicant submits an Implication Study that accords with Central Government advice and the requirements of the Council in respect of Best Practice.

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October 2013

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 Adequate – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Adequate – Some defects rectifiable with minor tree surgery Poor – Significant defects only 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 M	Stem Diameter MM	Branch Spread M	Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
1	Lime	8	865	N 10 E 6 S 7 W 7	2	5	FM	Good	Good	Significant tree in landscape. Damage to flexible surfaces – pavement. A tree of high quality and value in the landscape. Retain.	40+	A1/2
2	Lime	14	465	N 4 E 3 S 2 W 2.5	5	6	M	Good	Good	Slight lean. A tree of moderate quality and value in the landscape. Retain.	20+	B1/2
3	Lime	15	555	N 4 E 4.5 S 4.5 W 3	4	6	M	Good	Adequate/ Poor	Twin stemmed at 4m. Defective stem union with swelling. Crossing and rubbing stems. Overall a tree of low quality and value in the landscape. Loss to development.	10+	C1/2
4	Sycamore	18	640	N 5 E 6 S 5 W #6	4	6	FM	Good	Good	Well-formed tree. Twin stemmed. Partly defective stem union. Prominent in the landscape. Damage to surface roots from grounds maintenance. A tree of moderate quality and value in the landscape. Loss to development.	20+	B1/2
5	Lime	17	600	N 5 E 5 S 5 W 4.5	5	8	M	Good	Adequate	Multi-stemmed at 5m. Partly defective stem unions. Recently crown lifted. A tree of moderate quality and value in the landscape. Loss to development.	20+	B1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M	Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
6	Lime	17	860	N #8 E 6 S 8 W 6	4	6	FM	Good	Adequate	Included branch unions throughout the canopy – typical of species. Prominent in the landscape. A tree of moderate quality and value in the landscape. Retain.	20+	B1/2
7	Lime	13	505	N #6 E 6 S 5 W 4	5	6	M	Good	Good	Recently crown lifted. Slight lean. A tree of moderate quality and value in the landscape. Retain.	20+	B1/2

Appendix 2

CONTENTS

Heads of Terms of an Arboricultural 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.

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 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.

Services

- Location of services including sewerage, 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.

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