Tree Survey to BS5837 – Loreto 6th Form
Chichester Rd, South, M15 5PB

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09/05/13

Dear Mr Gaughan,

BS5837 Tree Survey – Loreto 6th Form Chichester Rd, South, M15 5PB

Loreto 6th Form appointed Arbtech Consulting Ltd. in May 2013 to undertake a BS5837 Tree Survey and Tree Constraints Plan at the aforementioned site. Our arboricultural consultant, Mr. Rod Benzies undertook the survey on the 9th of May 2013; subsequently we have produced this summary of our findings.

Tree Survey Executive Summary

A total of 22 individual trees were surveyed and identified. The objective assessment resulted in a range of BS5837 categories 'A', 'B' and 'C' being attributed to the individual trees.

The site is currently used as a sixth form college set in an urban setting not far from the centre of Manchester. The site has a number of mature trees centred around the main vehicular entrance and car park areas. It is understood that it is intended to place temporary buildings in designated positions around the trees where the tree survey has taken place.

Where significant, individual notes on each tree's structural and physiological condition are found in the Notes section of the survey schedule.

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BS5837 Scope

This standard recognizes that there can be problems of development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees in relation to construction to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.dwg file format), prepared by an arboriculturist for the purposes of layout design showing the root

protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m^2.

Construction Exclusion Zone (*also termed* Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m^2), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Tree Protection Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.dwg file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Impact Assessment

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Arboricultural Method Statement

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection, and, which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst masterplan proposals for the proposed development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories; A, B, C, or R (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

reference number (to be recorded on the tree survey plan);
species (common or scientific names);
height in metres;
stem diameter in millimetres at 1.5 m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
branch spread in metres taken at the four cardinal compass points;
height in metres of crown clearance above adjacent ground level;
age class (young, middle aged, mature, over-mature, veteran);

physiological condition (e.g. good, fair, poor, dead);
structural condition, e.g. collapsing, the presence of any decay and physical defect;
preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat; and
category grading to be recorded in plan on the tree survey plan.

Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our Client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

Appendices

The following documents were released to the Client as appendices to this report:

Survey Schedule (PDF)
Tree Constraints Plan drawing (AutoCAD DXF drawing file and PDF)

If you require clarification of information contained herein, please do not hesitate to contact us via 08450 176950.

Yours Sincerely,

Rod Benzies Arboricultural Surveyor.

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