PLANNING
CK'D
EPLIED
ECD 20 SEP 2010
INIT REC'D | DATE
ACTION

ARBORICULTURAL CONDITION SURVEY

At
St Aidan RC Church & Presbytery
230 Wythenshawe Road
Northern Moor, Wythenshawe
Manchester

INSPECTION CARRIED OUT BY :

G Hill
Arboricultural Association
Approved Contractor
Bartlett Tree Expert Co. Ltd
Lees Hall Quarry
Off Turnlee Road
Glossop
Derbyshire SK13 6JT
Ref : BL2130
(Telephone : 01457 862954)
Glossop@Bartlettuk.com
www.bartlett.com

DATE OF INSPECTION : 11th & 15th Dec. 2006
Tagged: Yes
Weather: Fine

CLIENT : Peter Gordon, Catholic Children's Society

YOUR REFERENCE : AG/KM/M0520/F2/L002

1. INSTRUCTIONS

During December 2006 Bartlett Tree Experts were instructed by Mr A Greaves of Hulme Upright Manning Architects on behalf of Mr P Gordon, Catholic Childrens Society to undertake:

a) A tree condition survey on the tree stock on the site at St Aidans RC Church and Presbytery, 230 Wythenshawe Road, Northern Moor, Wythenshawe, Manchester

b) Advise on the tree stocks current condition and longevity potential.

2. OBJECTIVES/LIMITATIONS

a) To visit the site and undertake a visual non invasive inspection at ground level of the mature trees.

b) Identify species, approximate age, condition and comment on amenity value where appropriate.

c) Estimate current and potential dimensions of the tree.

d) Advise on applicability of Tree Preservation Orders.

e) Forward tree pruning/removal works which may be thought appropriate/prudent at this time.

f) It should be noted that this report is based on subjective information and zones of influence (if quoted) may vary considerably depending upon local conditions and other variable factors beyond the authors' control

g) References to left and right hand elevations assume a viewing position from the public highway when facing the property.

h) In terms of this report, the word mature or its expressed fraction refer to the ultimate dimensions normally attained by this species.

i) The limitations and liabilities of this report are restricted to the persons, time and purposes for which the report has been prepared.

j) This report is valid for one year subject to site conditions remaining the same as present at the time of the report.

k) All trees represent a certain inherent degree of risk and this evaluation does not preclude all risk of failure.

l) British Standard 5837, 2005 'Trees in Relation to Construction' has been used to assist in compiling this report.

3. OBSERVATIONS

St Aidans RC Church and Presbytery are connected buildings both standing in the moderate grounds. The area around the building is primarily grassed with some tarmacadam areas for parking. Mature tree cover around the area is provided by a mixture of species. The most prominent specimens being *Lawson Cypress sp., Willow* and *Norway Maple.*

4. TREE PRESERVATION ORDERS

Enquiries made through the Planning Department of Manchester City Council confirmed that no TPO or Conservation Area restrictions were applicable to the site.

5. THE TREES

All measurements contained within the report are approximate due to the living nature of the tree/s.

Key:

Reference No. to be recorded on the tree survey plan.
Tree species and location, common and scientific names, where possible.
Height in metres
Stem diameter in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees.
Branch Spread in metres taken at the four cardinal points to derive an accurate representation of the crown.
Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio and shading).
Age Class: **Y** = Young, **MA** = Middle Aged, **M** = Mature, **OM** = Over Mature, **V** = Veteran
Physiological Condition eg. **1** = Good, **2** = Fair, **3** = Poor, **4** = Dead (Remove)
Structural Condition eg. 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.
Estimated Remaining Contribution in years (eg, less than 10, 10 – 20, 20 – 40, more than 40)
Category Grading suitability for retention or removal. **A** = very good, **B** = Moderate, retain if possible, **C** = low quality, potentially retain as part of a group, **R** = Remove.

Tree Ref. No.	Tree species & location	Height m	Stem Diameter mm	Branch Spread m	Height of crown clearance m	Age Class	Physiological Condition	Structural Condition	Preliminary management recommendations	Estimated remaining contribution years	Category grading	Root protection areas m^2
0869	*Cherry* Side lawn	4.5	150	N 2.5 E 2 S 2 W2	2.25	Middle Aged	Fair	Appears sound at base, overall branch structure appears sound.	No works currently required.	10-20	C	10.18
0870	*Cherry* Side lawn	4.5	80	N 1 E 1 S 2 W 1.5	2	Young	Good	Appears sound at base. Slight lean away from adjacent property. Overall structure sound.	No works currently required.	20-30	C	2.90
0871	*Sycamore* Side lawn	11	250	N 2 E 1 S 4 W 3	2.25	Middle Aged	Fair	Appears sound at base. Heavily suppressed canopy form. Weak unions in upper canopy.	No works currently required.	0-10	C	28.28
0872	*Willow* Adjacent to Grotto	12	560	N 5 E 6 S 5 W 7	2	Mature	Good	Appears sound at base. Extensive stubs and some deadwood in canopy. Overall structure appears sound. Some ponderous laterals.	Remove deadwood and stubs. Shorten limb over garage.	10-20	A	141.89
0873	*Cherry* Adjacent to Grotto	8	260	N 3 E 4 S 4 W 4	2	Middle Aged	Good	Appears sound at base. Slightly leaning canopy formation. Appears sound throughout.	No works currently required.	20-30	B	30.59
0874	*Maple* Adjacent to fence	5	150	N 4 E 1 S 0 W 4	2	Middle Aged	Fair	Very poorly sited on fence line resulting in leaning form.	Section fell to ground level and grind resulting stump.	0	R	10.18
0875	3 No. *Cherry* Rear of Grotto	6	110	N 2 E 1 S 1.5 W 1.5	2.5	Young	Good	All appear sound at base. All demonstrate sound canopies. Maintain as a group.	No works currently required.	20-30	B	5.47
0876	*Cherry* Back of Grotto	8	290	N 5 E 4 S 4 W 4	2	Mature	Fair	Appears sound at base. Some evidence of bark necrosis at base. Some deadwood in canopy.	No works currently required. Monitor base.	10-20	B	68.82

Tree Ref. No.	Tree species & location	Height m	Stem Diameter mm	Branch Spread m	Height of crown clearance m	Age Class	Physiological Condition	Structural Condition	Preliminary management recommendations	Estimated remaining contribution years	Category grading	Root protection areas m^2
0877	*Norway Maple* Close to rear boundary	9	530	N 2 E 5 S 5 W 3	2.5	Mature	Fair	Multi-stemmed form, decay at point of junction and weak unions throughout.	Section fell to ground level.	0	R	127.09
0878	*Norway Maple* close to rear boundary	10	920	N 5 E 5 S 5 W 6	2	Mature	Fair	Multi-stemmed form, decay at point of junction and weak unions throughout.	Section fell to ground level	0	R	382.95
0879	*Norway Maple* On rear boundary	8	230	N 2 E 4 S 4 W 3	1.5	Middle Aged	Good	Appears sound at base. Twin stemmed from 2.25 metres. All main forks appear sound.	No works currently required.	30-40	B	23.93
0880	*Robinia* Close to collapsed wall	7.5	400	N 2.5 E 4 S 3.5 W 1.5	1.5	Over Mature	Poor	Evidence of extensive decay on trunk and die back throughout canopy.	Section fell to ground level.	0	R	72.39
0881	*Goat Willow* Close to collapsed wall	8.5	530	N 3 E 5 S 6 W 5	0.5	Mature	Fair	Appears sound at base. Weak unions close to ground level. Extensive fouling of adjacent fences etc.	Section fell to ground level.	0	R	127.09
0882	*Silver Birch* Close to collapsed wall	10	470	N 5 E 3 S 5 W 4	2.25	Mature	Fair	Appears sound at base. Previously heavily pruned canopy appears sound.	Maintain at close to current dimensions.	20	B	99.95
0883	*Norway Maple* In rear boundary	9	220	N 5 E 1 S 5 W 5	1.75	Middle Aged	Good	Appears sound at base. Overall structure appears sound.	No works currently required.	30-40	B	21.90
0884	*Lawson Cypress* Front of Church	12	330	N 1.5 E 1.5 S 2 W 1.5	1.0	Mature	Good	Appears sound at base. Overall structure appears sound.	No works currently required.	40	A	49.27
0885	*Laburnum* Front of Church	8	260	N 3 E 2 S 3 W 4	2.0	Mature	Fair	Appears sound at base. Signs of decay at main fork. Deadwood in canopy.	Reduce and reshape by 1.5 – 2 metres.	10	C	30.59

Tree Ref. No.	Tree species & location	Height **m**	Stem Diameter **mm**	Branch Spread **m**	Height of crown clearance **m**	Age Class	Physiological Condition	Structural Condition	Preliminary management recommendations	Estimated remaining contribution **years**	Category grading	Root protection areas **m^2**
0886	2 No. *Cherry* Front of Church	8.5	180	N 4 E 3 S 3 W 4	1.75	Middle Aged	Good	Appears sound at base. Suppressed by adjacent tree. Fouling building.	Prune to clear building by one metre.	20	B	14.66
0887	*Cherry* Front of Church	9	470	N 4 E 5 S 5 W 5	3	Over Mature	Poor	Extensive dieback in large sections of canopy. Decay in main limbs.	Section fell to ground level and grind stump.	0	R	99.95
0888	*Lawson Cypress* Front of Church	12	500	N 1.25 E 1.25 S 1 W 1	1.25	Mature	Good	Twin stemmed from ground level. Appears sound.	Reduce in height by 4 metres to stabilise.	20-30	B	113.11
0889	*Prunus* Front of Church	4	80	N 2 E 3 S 0.5 W 2	1.5	Young	Poor	Appears sound at base. Cavity on trunk.	Monitor. No works currently required.	10	C	2.90
0890	*Lawson Cypress* Front of Church	12	600	N 1.5 E 1.5 S 1.5 W 1.5	0.75	Mature	Good	Appears sound at base. Multi-stemmed from approximately half height.	Reduce by 4 metres to stabilise forks.	20-30	B	162.88

Arboricultural Implications Assessment

The arboricultural survey has highlighted that the majority of trees on site are situated adjacent to the right hand end rear corner of the building. A number of other trees also exist close to the front of the building providing some screening and softening of the outline of the structure.

The condition of the trees in most cases is moderate. A number of poorly sited specimens exist along the side boundary. These appear to have been marked for removal in the development and whilst they currently offer some screening potential, they will outgrow their positions. The large *Willow* on this boundary appears to be in moderate condition and it would appear that the development has been planned taking into consideration the retention of this tree. This is positive as it is a reasonable specimen, however, it may require regular pruning to maintain it close to the proposed parking area.

The condition of the trees at the rear on the grassed area, is only moderate. Specimens marked for removal in the development are poor and should not be seen as a negative. Also dependent on future use of this area, the condition of the two *Norway Maples 0877 & 0878* should be considered; the trees demonstrate poor structural condition and their removal and replacement should be undertaken. Trees fronting the Church are generally in good condition, however some pruning/removal works have been recommended in the interest of good arboricultural practice.

Arboricultural Method Statement

It has been assumed for the purposes of this report, from the information supplied, that the development work to be undertaken is relatively minor in nature consisting of creation of car parking and secure fenced areas.

Trees selected for immediate removal will in this report have been assigned a Category grading of 'R'.

The retention priority of the trees falling within Category 'C' should also be considered low, due to the possible poor long term potential or possible structural defects in these trees.

Trees within Category 'B' should be judged on their individual merits and long term potential.

Trees within Categroy 'A' should be retained, offering good long term potential.

Where trees are to be retained close to the development, these trees should be protected in line with the specified 'Root Protection Areas' by the construction of fencing relating to the recommendations given in BS5837 2005 'Trees in Relation to Construction'.

TREE ROOTS & DRAINS

This report does not assess the risk of root trespass into drains, a detailed CCTV inspection by drainage specialists would be required if drainage problems are suspected.

Tree roots are rarely responsible for the initial damage to drains. They are; however, quick to capitalise on cracked or broken drains leading to internal blockages. As a general rule, this type of damage only occurs on shrinkable soils if the soils are of a free draining nature; damage to drains is rarely a problem. In cases where trees have been identified as being responsible for damage, this tends to be on the windward side of the tree as a direct result of roots passing under non-flexible drains.

Extreme wind pressures on the canopy of the tree increase tension and lateral movement on the supporting roots of the windward side of the tree, this lateral movement in turn relates to a lifting, wrenching movement cracking the top section of the drain.

Damage via compression on the leeward side of the tree has been noted in a reduced number of cases. Further information relating to tree roots and direct damage to drains is available in the Department of Environment Book no. 4 in the series Research for Amenity Trees, titled "The Body Language of Trees" available from H.M.S.O. bookshops.

Any tree works should be carried out in accordance with British Standard 3998, 1989 – Recommendations for tree works to the standard of or by an Arboricultural Association Approved Contractor. It is essential the contractor undertaking the works has appropriate third party and public liability insurance relating to tree surgery.

This report is based on a visual non-invasive inspection undertaken at ground level.

The F. A Bartlett Tree Expert Company Ltd

[redacted]

G Hill ND Hort (Arboriculture)
Arboricultural Association Approved Contractor

Key for Schematic Diagram attached



Category R

Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.



Category A

Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).



Category B

Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).



Category C

Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.

ACK'D
REPLIED
RECD 20 SEP 2010
INIT RECD | DATE
COIL ACTION

Presbytery

St Aidan's
Church

0883
0879
0880
0882
0881
0878
0877
0876
0874
0875
0872
0871
0870
0886
0887
0889
0884
0885
0888
0890
0869