Dental Surgery
Wilmslow Road, Withington

Arboricultural Implication Study

October 2009

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Dental Surgery
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DRAWING(S)

2211_01 **Arboricultural Layout Plan**

APPENDICES

1 **Spread Sheet**

1.0 INTRODUCTION

1.01 A. C. S. Consulting is instructed by Taylor Young Ltd, Wilmslow, to advise on trees and the implications of development at the Dental Surgery, Wilmslow Road, Withington, Manchester.

1.02 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.
- Trees removed to accommodate the development

1.03 The site was visited on 21st October 2009 and a survey of the trees was completed recording; *species type, age, height, crown spread, diameter-at-breast-height, and condition*.

1.04 The report contains information regarding the trees and the protection requirements of those trees considered desirable or highly desirable to be retained.

1.05 All the trees have been summarised in the tables in Appendix 1 and are to be read in conjunction with the Arboricultural Layout Plan No.2211_01.

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2.0 BACKGROUND

The Site

2.01 The site is located in the Withington area of South Manchester. The site is a square parcel of land adjacent to Wilmslow Road, opposite Christie Hospital. The site contains a single-storey pre-fabricated building with car parking and grassed areas.

Statutory Protection/Planning Policy

2.02 Manchester City Council has one city wide policy DC.16.

> 16. Street Landscapes
> DC16.1 In considering development proposals for any site, the retention of existing trees and the planting of new trees within the public highway and along the public frontages of the site will be encouraged by the Council. Except where trees are shown to be in poor health or are individually of little amenity value, or where a satisfactory replanting scheme is more desirable, the Council will not normally permit development proposals which would involve the loss of significant trees and would thereby change the visual character of the street. (sic)

3.0 TREE SURVEY

3.01 Three individual trees were identified. A plan (2211_01) has been produced.

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 Leica Disto A8 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 2005 category ratings (a copy can be found in Appendix 1). Consideration has been given to any Supplementary Planning Documents.

3.03 The trees have been summarised in Appendix 1. An indication has been given as to the desirability of each tree or group to be retained. The trees comprise mediocre sycamores that form part of a linear group of trees along the front of the site, adjacent to the pavement. All the trees are located along the site's boundary.

4.0 DEVELOPMENT IMPLICATIONS

4.01 The application site is located in Withington, Manchester. An Arboricultural Layout Plan (2211_01) has been produced. The proposal is to create an area of car parking and improve disabled access into the premises.

Development Implications

4.02 The proposals will result in the loss of three trees as a direct result of the location of the car park which includes disabled provision. Whilst this has some impact on the linear group and the appearance of the street scene, the need for the development is considered to outweigh the amenity value of the trees on this occasion and therefore does not conflict with DC.16. The scheme includes for the replacement of the removed trees along the site's boundary with the public footpath. The trees are located in areas that can accommodate their future growth. The scheme also includes for the improvement of the existing internal pathways. The refurbishment has no implications for the retained trees.

Tree Protection

4.03 Plan 2211_01 details tree protection measures.

5.0 CONCLUSIONS

Summary

5.01 The site comprises a single-storey building on a square site, located in a mixed residential and commercial area of South Manchester. The site is landscaped with groups of mature trees that have had very little management. The proposals are to create additional parking and improve disabled access to the site.

Conclusions

5.02 The proposal will result in the loss of three trees from the linear group along Withington Road. In terms of visual amenity, the trees are individually poor but have a collective visual amenity as an integral part of the group. The development accords with the Council's policy in that the proposals override the amenity and the losses will be mitigated for with new trees located in a prominent part of the site in space that can allow their full development. The refurbishment of the existing footpaths to allow disabled access has no implications for tree retention.

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Appendix 1

CONTENTS

Key

BS5837: 2005

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

TREES FOR REMOVAL				
Category and definition	**Criteria**			**Identification on Plan**
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.	• 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 R 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality. NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of a bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria – Subcategories**			**Identification on Plan**
	1 Mainly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values, including conservation.**	
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)	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 that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
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)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remedial defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
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 of below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.			

Withington Dental Surgery

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M	Height of Crown Clearance M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
1	Sycamore	12	360	N 3 E 3 S 4 W 2	2	EM	Adequate	Good	Mediocre specimen, retainable	10	C1/2
2	Sycamore	12	415	N 4 E 2 S 5 W 3	4	EM	Adequate	Adequate	Mediocre specimen, retainable	10	C1/2
3	Sycamore	14	375	N 3 E 2 S 3 W 3	2	SM	Good	Good	Mediocre specimen, larger tree within a linear group, retainable	10 - 20	C1/2

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