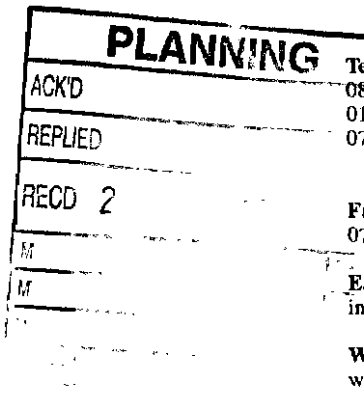
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Arboricultural Report

Ref: No 1674/rb/08

19 June 2008

Commissioner

Allan Jolley Design Services Ltd
The Old Vicarge
Wall Street
Springfield
Wigan
WN6 7NA

Subject Property

3 Wood Road
Whalley Range
Manchester

Report Compiled by:

RPH Benzies *ND Arboricultural. BSc (Forestry)*
Professional member of the Arboricultural Association

For and on behalf of:

ANDREW HARKER ASSOCIATES

1. Introduction:

1.1 The site is a semi detached property with side driveway and gardens to front and rear.

1.2 It is intended to convert this property into a single dwelling by joining and extending with 1 Wood Road .

1.3 I confirm that I am an Associate member of the Arboricultural Association. I hold professional qualifications in the subjects of Arboriculture (BTEC ND Arboriculture and SuCounty ND Arboriculture) also Bachelor of Science degree in Forestry taken at Aberdeen University. I have been practising professional Arboriculture for over 15 years. I have undertaken consulting work for Local Authorities such as Liverpool City and St Helens Councils as well as private companies such as Laing O'Rourke and Wainhomes. I am covered Professional Indemnity insurance and am a member of the Arboricultural Association the relevant trade body.

2. Key Objectives:

2.1 To provide an overview of individual trees pertaining to species identification, age class general tree condition (health, structure, form) and tree dimensions.
2.2 Identify the trees within the site suitable for preservation.
2.3 Provide advice to assist with successful tree preservation.
2.4 Tree locations to be identified on appropriate drawings/plan.

3. Method:

Documents reviewed

I have viewed the following documents:
Existing and proposed site plan Drawing provided by Allan Jolley Design

3.2 Field Survey

3.2.1 A site inspection was undertaken on June 2008 2 individual trees were assessed, trees were inspected from the ground; no samples of vegetation or soil were taken.

3.2.2 The subject trees were inspected to determine their age class, structure and condition, with measurements taken using either a clinometer and diameter tape, or where necessary estimated to establish approximate overall dimensions; crown spread with pacing the crown widths on four compass points where possible.

3.3 Assessment Limitations

3.3.1 Dead trees, weed species, multi-stemmed shrubs less than 3m in height and shrubs not appearing on the survey plan provided were generally not included in the assessment

3.4 Arboricultural Rating Rationale

3.4.1 The arboricultural rating assigned to individual trees or tree groups is a combination of objective criterion assessed and used to interpret a trees structural condition and vitality. This rating also considers an amenity value (relating to biological, functional and aesthetic characteristics of individual trees) within, where required, an urban landscape context.

3.4.2 The following criteria were applied when determining arboricultural ratings.

3.4.3 The specimen was of a healthy in condition that would allow it -to tolerate development associated modifications to its growing environment.

The specimen had a structure that was not predisposed to potential failure that could cause damage or injury.

The specimen was of an age and/ or size that would allow it to contribute to the amenity of the site and/or neighbourhood character in the longer term.

3.4.4 Trees in poor health, with suspect or deficient structure, or subject to pest or disease infestation that was having an observable adverse affect on tree condition are generally not considered suitable for retention. Trees recognised as environmental weeds or trees known to be urban weeds considered to be invasive in the locale of the subject site are generally not considered suitable for retention.

3.4.5 **The Arboricultural Assessment will include:**

A schedule to the survey should list all the trees or groups of trees. The following information should be provided:

a) Reference number (to be recorded on the tree survey plan);
b) Species (common and scientific names, where possible);
c) Height in metres;
d) stem diameter in millimetres at 1.5 m 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;
e) branch spread in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan);
f) age class (young, middle aged, mature, over-mature, veteran);
g) physiological condition (e.g. good, fair, poor, dead); structural condition, e.g. collapsing, the presence of any decay and physical defect;
h) preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat;
i) estimated remaining contribution in years (e.g. less than 10, 10-20, 20-40, more than 40);
j) R or A to C category grading (see Table 1) to be recorded in plan on the tree survey plan.

Table 1 - Cascade chart for tree quality assessment taken from BS5837 (2005)

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 bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	**Criteria - Subcategories**			**Identification on**
	1 Maiuly arboricultural values	**2 Mainly landscape values**	**3 Mainly cultural values,** including conservation	**plan**
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 dominant and/or principal trees within an avenue)	Trees, groups or woodlands which 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 remediable 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 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 .			

4. Observations:

4.1 Site description.

4.1.1 Typical urban semi-detached property with associated garden area within a leafy suburb of Manchester.

TREE SURVEY SHEET					**Address**						General Comments		
Name Of Surveyor					3 Wood Lane , Manchester								
Date Of Survey				June 2008									
Tree Survey Commissioned By											a,b,c,r		
Tree Ref.	**Species**	Height m	Age	Remain Life (approx)	Crown Spread m N,S,E,W	DBH cm	good	fair	poor	dead	Quality of tree	recommendations	Other Information RPA (Root Protection Area)
1	*Malus domestica*, Apple Tree	9	FM	10	3,2,2,2	25		x			C1 (grey)	Remove tree	Planted specimen in rear garden that has past its best and would not be worth the resources needed for successful retention
2	*Malus domestica*, Apple Tree	6	SM	20+	2,2,2,2	18		x			C1 (grey)	Remove tree	Planted specimen in rear garden that has past its best and would not be worth the resources needed for successful retention

5. Analysis:

5.1.1 A total of 2 trees and 5 groups were identified of significance that could be affected by the proposal within the site these are T1 to T2.

5.1.2 Neither of the specimens were of significance

6. Conclusions & Recommendations

6.1.1 It is proposed to remove T1 and T2 due to their poor quality and condition. This action would not be detrimental to the tree cover in the area and would ease construction difficulties on site.

6.1.2 These are specimens out of sight from public areas and their removal would not be an erosion of the areas character

6.1.3 I recommended that a mitigating tree planting be implemented that would compensate for the aforementioned tree loss and augment and improve on the character of the area

Appendices

General Reference Material

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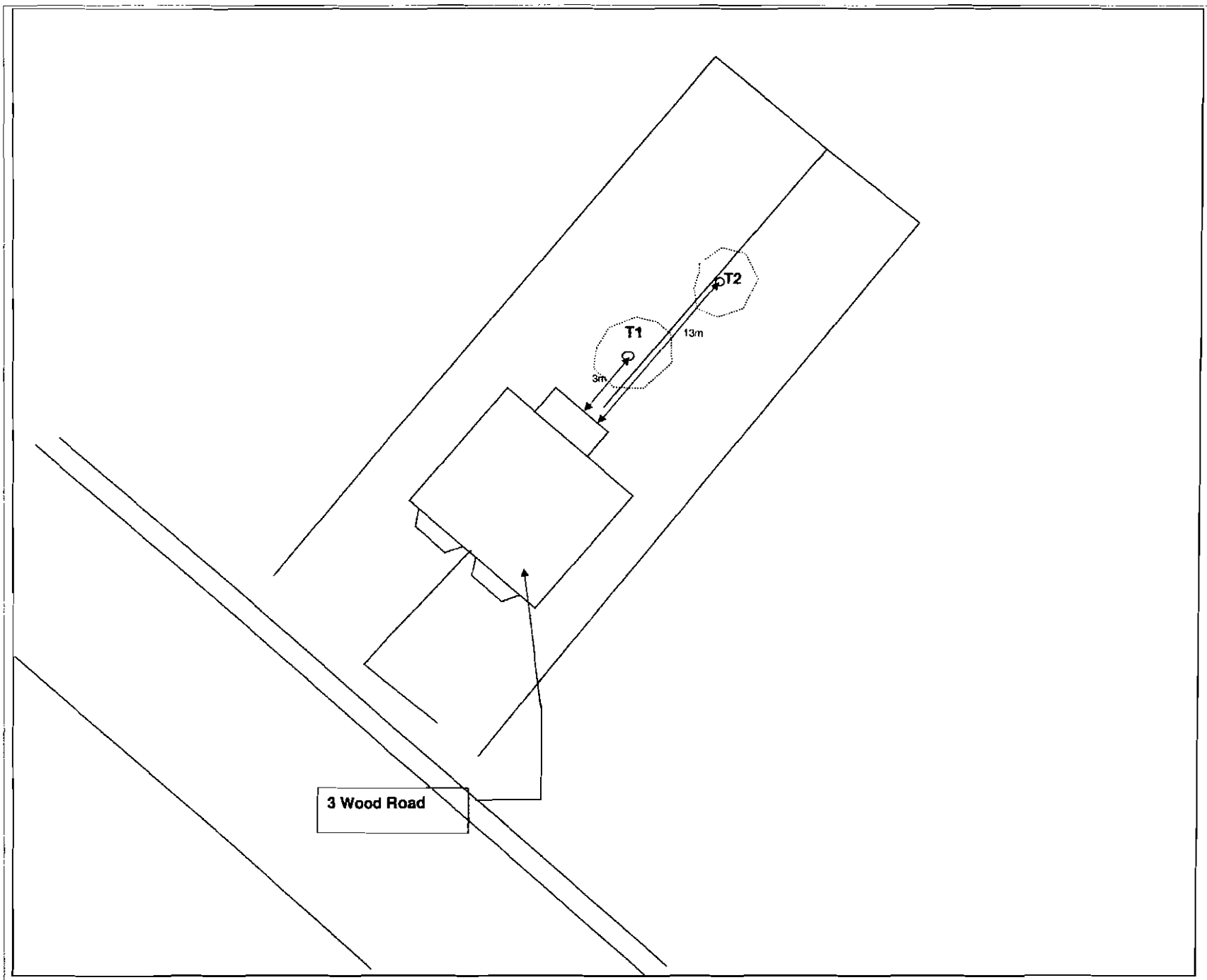
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Plan Showing Existing Trees



EXISTING PLAN