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ARBORICULTURAL SURVEY

OF

REDEVELOPMENT OF LAND AT 6/8 CONYNGHAM RD, VICTORIA PARK, MANCHESTER

FOR

BLUE TREE ESTATES LIMITED

MARKET COURT

20-24 CHURCH STREET

ALTRINCHAM

WA14 4DW

Ref: SFPS 1005

Date: 22 SEPTEMBER 2005

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12 JUN 2009

1.0 Purpose of the Report

1.1 A report is required to provide detailed arboricultural advice on trees present and recommendations on any remedial works necessary in response to findings at the location shown on the title page in relation to proposals for the development of the site.

2.0 Terms of Reference

2.1 We are instructed by Blue Tree Estates Limited to: -

- Survey from ground level, individually or in groups, all trees on site, identifying species, condition and suitability for retention within the context of the given proposals;
- Assess the impact of any proposed development on adjacent trees;
- Advise on removal, retention and management of trees;
- Prepare a schedule of surveyed trees;
- Provide drawings to identify canopy spreads and tree protection areas;
- Produce initial guidance outlining the main tree related issues in relation to the development on the site;
- Assess the final layout proposal in relation to the trees;
- Advise on the possible requirements for tree establishment and management;

2.2 This report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

2.3 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.

2.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this report are carried out under his supervision.

2.5 Assessing the potential influence of trees, upon load bearing soils, beneath existing and proposed structures, resulting from water abstraction by trees or rehydration of shrinkable soils, was not included in the contract brief and is, therefore, not considered in the report. The consultant cannot be held responsible for damage arising from such action.

3.0 Introduction

3.1 The client has a development opportunity at the site at 6-8 Conyngham Rd, Victoria Park and requires arboricultural advice on the trees present.

3.2 Scott Fitzgerald carried out the assessment of trees. The survey and assessment of trees was carried out on 19th September 2005. Weather conditions during the site visit were fine.

3.3 We have been provided by the client with scale drawings to aid in the assessment of the development and impact on neighbouring trees.

3.4 All data collected from the tree survey is produced in a tabulated schedule in **Appendix 1.** The assessment of trees was of a general nature and was carried out from ground level without invasive investigation; therefore the disclosure of hidden crown defects cannot be expected.

3.5 A brief assessment of wildlife habitat value of trees and hedges was carried out. Several trees and hedges are potential nest sites for birds. Nesting birds are protected by the Wildlife and Countryside Act 1981 and must not be disturbed during the nesting season.

4.0 The Site

4.1 The site is situated on 6 - 8 Conyngham Rd, a residential road in Victoria Park, Rusholme. The site contains a building at present of which the extension is to be demolished and rebuilt.

4.2 Consultation with Manchester City Council revealed that the site is within the Victoria Park conservation area. Consent is required from the Local Planning Authority before any arboricultural works can be performed.

5.0 Tree Data Collection

5.1 Data collected during the survey is detailed in the Tree Survey Schedule in **Appendix 1** and has been carried out in accordance with British Survey 5837 and using the Tree AZ system of tree assessment developed by Jeremy Barrell at Barrell Tree Care. Trees have been surveyed individually and in groups. Individual trees are prefixed (T), groups (G) and hedges (H).

5.2 **Height** of the tree is measured in metres using a clinometer.

5.3 **D.B.H. (Diameter at Breast Height)** is the size of the girth of the main trunk measured at 1.5m above ground level with a diameter tape and recorded in millimetres. Trees that have multiple stems are indicated with '**M**'.

5.4 **Crown Spread** is the size of the crown measuring the extremities from the main stem at four compass points (N,S,E,W) in metres.

5.5 **Maturity** Tree maturity has been assessed as mature (last one third of life expectancy), maturing (one third to two thirds life expectancy) and young (less than one third life expectancy) in line with the definitions in **Table 1 of BS 5837**.

5.6 **Vigour** is an indication of the health of the tree for use with **Table 1 of BS 5837**. Trees have either been assessed as **N** = normal vigour or **L** = low vigour in line with that table.

5.7 **Retention Category** values for surveyed trees are listed in **Appendix 1**

5.8 **Notes** This column records any relevant features that may help clarify the retention category allocation.

5.9 **Protective zone** The distance of temporary protective fencing from the centre of the tree as recommended in **Table 1 of BS 5837** is listed in this column. Modified distances are indicated within brackets in the tree schedule with further explanation in the text of the report.

6.0 Conclusions

6.1 There are a number of mature and semi-mature trees in the gardens of the property that have a high amenity value. These trees should be retained and protected as specified in Appendix 1.

6.2 Some of the trees on site have mechanical damage or are in poor condition and are not worthy of retention irrespective of planning proposals. These include the Crab Apple (T10) and the Elder (T13). Other trees are small or young trees that could easily be replaced in the short term. These include the young Ash (T7) and the 2 x Hollies (T8) an (T9).

6.3 Neighbouring trees in group (G1) to the rear of the property have roots that extend into the curtilage of 6 - 8 Conyngham Rd. Where hard surfaces are being constructed, precautions are essential to maintain the condition and health of the root system. In particular, care is needed:

(a) to prevent physical damage to the roots during construction of the surface;
(b) to make provisions for water and oxygen to reach the roots;
(c) to allow for the future growth of the root system (BS 5837 : 1991 Guide for Trees in Relation to Construction)

7.0 Recommendations

7.1

T1 Remove deadwood to 25mm and protect
T2 Remove deadwood to 25mm and protect
T3 Remove deadwood to 25mm and protect
T4 Remove deadwood to 25mm and protect
T7 Fell and grind out stump
T8 Fell and grind out stump
T9 Fell and grind out stump
T10 Fell and grind out stump
T12 Fell and grind out stump
T13 Fell and grind out stump
T14 Remove deadwood to 25mm and protect
G1 Remove lower branches that overhang the boundary fence up to 4m and protect

7.3 All arboricultural works should be carried out by suitably qualified personnel and to standards contained in BS3998 - Recommendations for Tree Work (1989). All personnel must use personal protective equipment to the minimum current industry standards and in accordance with arboricultural industry codes of practice.

7.4 Foundation design for all new structures should take into consideration the nature of the load bearing soils and the relationship with proposed trees and those that are to be removed.

7.5 It is advisable to have trees inspected by a qualified arboriculturist regularly, and in this instance I recommend that these inspections should be made every year.

8.0 References

BS3998 - 1989 - Recommendations for Tree Work - British Standards Institute, London

BS5837 - 1991 - Trees in Relation to Construction - British Standards Institute, London

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Appendices

Appendix 1
Tree Survey Schedule and Explanatory Notes

NOTE: Double letters in the retention category, i.e. AA or ZZ indicate exceptionally good or exceptionally poor respectively. This compares directly to the BS 5837 categorisations as follows: AA (Very good) = BS category A; A (Good) = BS category B; Z (Poor) = BS category C; and ZZ (Very poor) = BS category D. All As are worthy of retention; All Zs are not.

Tree No	Species	Height (m)	D.B.H (mm)	Crown spread (m)	Maturity	Vigour	Retention category	Notes	Protective zone (m)
1	Fraxinus excelsior - Ash	15	305	N2,S4 E4,W4	Maturing	N	A1	Minor deadwood	4.5
2	Acer pseudoplatanus - Sycamore	14.5	441	N2,S3 E3,W3	Maturing	N	A1	Minor deadwood	4.5
3	Tilia spp.- Lime species	14	380 (est)	N3,S2 E3,W3	Maturing	L	A2	Epicormic growth at base hindered inspection	7.5
4	Fraxinus excelsior - Ash	20	530	N4,S5 E3,W5	Mature	N	AA1	Deadwood	6.0
5	Crataegus monogyna - Hawthorn	8	175	N2,S3 E1,W2	Young	N	Z1		2.0
6	Crataegus monogyna - Hawthorn	6.5	M	N2,S2 E2,W2	Young	N	Z1		2.0
7	Fraxinus excelsior - Ash	11	195 153	N3,S3 E3,W4	Young	N	Z1	Stem bifurcates at 1.3m; evidence of weak branch attachment at 1.3m of main limb	
8	Ilex aquifolium - Holly	6	232	N3,S3 E3,W3	Young	N	Z1		
9	Ilex aquifolium - Holly	4	132	N1,S1 E1,W1	Young	N	Z1		
10	Malus spp. - Crab Apple species	6	290	N3,S1 E5,W2	Maturing	L	Z3	Declining; leans towards the east	
11	Ilex aquifolium - Holly	11	320 (est)	N2,S2 E2,W2	Maturing	N	A1		4.5
12	Laburnum anagyroides - Laburnum	5	240 @ 1.2m	N2,S2 E2,W2	Mature	L	Z1	Becomes multi-stemmed at 1.3m; declining	
13	Sambucus nigra - Elder	9	M	N2,S4 E4,W3 (est)	Maturing	L	ZZ3	Dying	

Appendix 1
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14	Acer pseudoplatanus - Sycamore	17	750 (est)	N9,S8 E5,W8	Mature	N	AA2	Ivy-covered stem hindered inspection; minor deadwood	6.0
G1	6 x Populus nigra 'italica' - Lombardy Poplar				Mature	N	A2	Some surface roots visible; deadwood throughout crowns	
	2 x Fraxinus excelsior - Ash				Young/ Maturing	N	Z1	One of the Ash trees overhangs the boundary fence	
	1 x Acer pseudoplatanus - Sycamore				Maturing	N	A1	Multi-stemmed	
	1 x Sambucus nigra - Elder				Maturing	N		Overhanging boundary fence	
	Various saplings					N		Some overhang boundary fence	
H1	Ligustrum ovalifolium - Privet	2			Mature	N	Z2	15m long hedge beneath (T14)	
H2	Ligustrum ovalifolium - Privet	2			Mature	N	Z2	4m long hedge adjacent to the property	

Appendix 1
Tree Survey Schedule and Explanatory Notes

Explanatory Notes

• **Abbreviations:**	L	: Low vigour
	m	: Metre
	mm	: Millimetre
	M	: Multiple
	N	: Normal vigour
	>	: Greater than
	<	: Less than
	est	: Estimated where access is restricted

Height of the tree is measured in metres using a clinometer.

D.B.H. (Diameter at Breast Height) is the size of the girth of the main trunk measured at 1.5m above ground level with a diameter tape and recorded in millimetres. Trees that have multiple stems are indicated with '**M**'.

Crown Spread is the size of the crown measuring the extremities from the main stem at four compass points (N,S,E,W) in metres.

Maturity Tree maturity has been assessed as mature (last one third of life expectancy), maturing (one third to two thirds life expectancy) and young (less than one third life expectancy) in line with the definitions in **Table 1 of BS 5837**.

Vigour is an indication of the health of the tree for use with **Table 1 of BS 5837**. Trees have either been assessed as N = normal vigour or L = low vigour in line with that table.

Retention Category values for surveyed trees are listed below.

Notes This column records any relevant features that may help clarify the retention category allocation.

Protective zone The distance of temporary protective fencing from the centre of the tree as recommended in **Table 1 of BS 5837** is listed in this column. Modified distances are indicated within brackets in the tree schedule with further explanation in the text of the report.

Appendix 1
Tree Survey Schedule and Explanatory Notes

TreeAZ Categories (Version 5.03)

Z Trees not worthy of being a material constraint: Not suitable for retention for more than 10 years

Small, young or regularly pruned trees/hedges: Trees that could be easily/realistically replaced in the short term

Z1	Small or young
Z2	Formal hedges and trees regularly pruned to restrict size

High risk: Trees that would be removed within 10 years because of declining health or poor structural condition

Z3	Dead, dying, diseased or declining
Z4	Severe damage/structural defects that cannot be properly addressed by remedial care including cavities, decay, included bark, wounds and excessively unbalanced
Z5	Present or future instability because of poor anchorage or increased exposure

Good management: Trees that would be severely pruned or removed within 10 years through responsible management

Z6	Severe damage/structural defects that can be temporarily addressed by remedial care including cavities, decay, included bark, wounds and excessively unbalanced
Z7	Poor trees with no realistic potential to improve
Z8	Adversely interfering with adjacent trees
Z9	Overgrown hedge or row of trees vulnerable to adverse weather events
Z10	Causing unreasonable inconvenience to existing properties (light, dominance, debris, interference, etc)
Z11	Causing damage to existing structures
Z12	Unacceptably expensive to retain

A Trees worthy of being a material constraint: Suitable for retention for more than 10 years (Note: This excludes small and young trees)

A1	No significant defects and could be retained with minimal remedial care
A2	Minor defects that could be addressed by limited remedial care or work to adjacent trees
A3	Special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to retain for more than 10 years
A4	Trees that may have legislative protection for ecological reasons (Advisory and will require specialist investigation)

NOTES

1 Trees that are very good examples of category A can be noted as AA and trees that are the worst examples of category Z can be noted as ZZ summarised as follows:-

AA Most suitable for retention
A Suitable for retention
Z Not particularly suitable for retention
ZZ Unsuitable for retention

TreeAZ was designed by Barrell Tree Consultancy (www.barrelltreecare.co.uk) and is reproduced with their permission

Appendix 2

Tree Protection Specification

All works that affect or have the potential to affect trees on a development site should be outlined in a method statement.

1.0 Tree Protection Areas (as defined by temporary protective fencing)

1.1 Should be erected prior to any construction or demolition works, delivery of site accommodation or materials and remains in place for the duration of construction works

1.2 Should preclude all construction activity with the sole exception of specified arboricultural works and such works as have been agreed by all parties and to be carried out under supervision

1.3 Should be protected by temporary protective fencing and other measures as specified below and defined by area on the drawings;

1.4 Should preclude the storage or tipping of all materials and substances, in addition toxic substances such as fuels, oils, adhesives, cement or any other deleterious substance within 0.5m of an exclusion zone.

1.5 Any incursion into inclusion zones must be by prior arrangement, following consultation with the Local Planning Authority.

2.0 Temporary Protective Fencing

2.1 Temporary protective fencing shall be constructed from 2.4m high external grade 18mm plywood boards.

2.2 The fencing boards shall butt together and each board shall be fixed with 6 (no.) 'U' clamps to a rigid framework of steel scaffold tubes comprising 3 (no.) horizontal tubes clamped to vertical tubes at 2.4m centres, which shall be driven 0.5m into the ground. (Fig.1)

2.3 Each vertical scaffold tube shall be supported by a 45° strut of scaffold tube, from the top rail of the panel back into the exclusion zone, which shall be clamped at its base to a short section of scaffold tube driven 0.5m into the ground.

2.4 No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

2.5 A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (Fig. 2) shall be fixed to every 10m of protective fencing.

2.6 The Consulting Arborist shall direct erection of temporary protective fencing.

Fig. 1

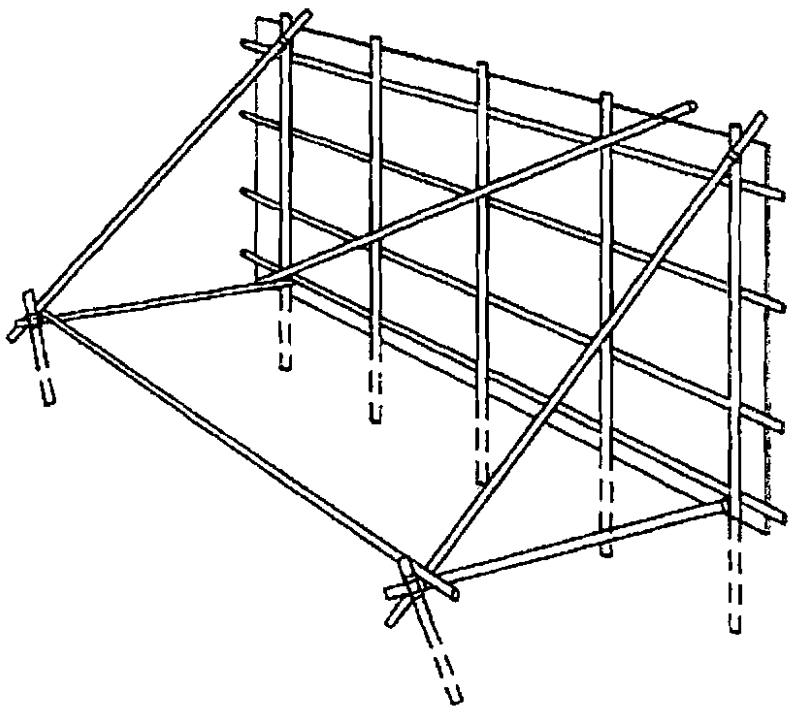

Fig.2

TREE PROTECTION AREA
KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS (TOWN & COUNTRY PLANNING ACT 1990)

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- **THE PROTECTIVE FENCING MUST NOT BE MOVED**
- **NO PERSON SHALL ENTER THE PROTECTED AREA**
- **NO MACHINE OR PLANT SHALL ENTER THE PROTECTED AREA**
- **NO MATERIALS SHALL BE STORED IN THE PROTECTIVE AREA**
- **NO SPOIL SHALL BE DEPOSITED IN THE PROTECTED AREA**
- **NO EXCAVATION SHALL OCCUR IN THE PROTECTED AREA**

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

3.0 Underground Services

3.1 All new underground services and soak away drains shall be located outside tree protection areas.