TREE SURVEY REPORT

UNIT 1 QUATTRO PARK

REDGATE LANE. LONGSIGHT. MANCHESTER.

FOR

QUORUM ESTATES LTD

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INTRODUCTION

Richard Eaves CMLI was instructed by AEW Architects on behalf of Quorum Estates Ltd to undertake tree survey and prepare a report on trees at Quattro Park, Redgate Lane, Longsight, Manchester in support of a planning application for Unit 1.

A site visit was undertaken on Friday 3rd July 2009. All tree references given in the tree survey schedule are shown on AEW Architects drawing B3098P116 Existing Tree Survey Plan.

TREE SURVEY INFORMATION

Information relating to the tree survey is recorded in the tree survey schedule and is based on BS5837: 2005 Trees in relation to construction- Recommendations.

Species have been recorded by common name and botanical name.

Height has been recorded in metres and is estimated.

Stem diameter at 1.5m above ground level is recorded in millimetres. Multi stemmed trees are measured immediately above the root flair where possible.

Branch spread has been recorded in metres as the widest spread and not as four cardinal points as recommended in BS5837.

Height of crown clearance above adjacent ground has been recorded in metres.

Age class has been recorded as follows: Yng – Young trees, Mid – Middle age trees, Mat – Mature trees, Om – Over mature trees,

V – Veteran trees

Physiological condition has been recorded- good, fair, poor and dead.

Observations have been recorded.

Preliminary management recommendations are provided where appropriate.

Remaining contribution has been estimated in years. E.g. less than 10, 10-20, 20-40 more than 40.

Category grading has been recorded in accordance with table 1 of BS5837 as follows: R – Trees that should be removed for reasons of sound arboricultural management, A – Trees of high quality and value, B – Trees of moderate quality and value, C – Trees of low quality and value.

Root protection area (RPA) is calculated from BS5837 and recorded as the radius of a circle. This is the minimum area which should be left undisturbed around each retained tree.

This report is preliminary in that all observations were made from ground level without detailed investigations. It should be noted that this survey is not a tree safety inspection and is undertaken to inform the planning process.

TREE SURVEY SCHEDULE

Tree Ref.	Tree Species	Height (m)	Stem dia (mm)	Branch Spread (m)	Crown Clearance (m)	Age Class	PC	Observations	Preliminary Management Recommendations	ERC (years)	BS5837 Category Rating	RPA Radii (m)
TG1	Silver Birch *Betula pendula*	Up to 8	50-170	Up to 3	GL to 2	Yng	Fair some dead	Densely planted group of C30	Remove to accommodate development	20-40	C	N/A
T2	Elder *Sambucus nigra*	8	25-160	5	1.5	Yng	Fair	Self set, multi stemmed, some dieback	Remove to accommodate development	10-20	C	N/A
T3	Sycamore *Acer pseudoplatanus*	10	300	5	0.5	Yng	Fair	Self set, open crown	Remove to accommodate development	20-40	C	N/A
T4	Domestic Apple *Malus domestica*	3	2x 50	2	GL	Yng	Poor	Self set, weak growth	Remove to accommodate development	<10	C	N/A
T5	Silver Birch *Betula pendula*	8	80	1	1.5	Yng	Fair	Self Set, narrow crown	Remove to accommodate development	20-40	C	N/A

Tree Ref.	Tree Species	Height (m)	Stem dia (mm)	Branch Spread (m)	Crown Clearance (m)	Age Class	PC	Observations	Preliminary Management Recommendations	ERC (years)	BS5837 Category Rating	RPA Radii (m)
TG6	Silver Birch *Betula pendula*	8	10-90	Up to 2	GL	Yng	Fair	Self set, dense group of C15	Remove to accommodate development	20-40	C	N/A
TG7	Silver Birch *Betula pendula* Goat Willow *Salix caprea*	10	10-150	Up to 4	GL	Yng	Fair	Self set group of C30	Remove to accommodate development	20-40	C	N/A
T8	Ash *Fraxinus excelsior*	12	160 200	3.5	1.5	Yng	Fair	Self set, co dominant stems	Outside the site, monitor and review	20-40	C	2.4
T9	Sycamore *Acer pseudoplatanus*	14	150-300	6	0.5	Yng	Fair	Self set group of 3	Outside the site, monitor and review	20-40	C	3.6
TG10	Grey Willow *Salix cinerea* Silver Birch *Betula pendula*	6	10-80	4	GL	Yng	Fair	Self set group	Remove to accommodate development	20-40	C	N/A
TG11	Grey Willow *Salix cinerea* Silver Birch *Betula pendula*	6	10-60	Up to 3	GL	Yng	Fair	Self set group of C15	Remove to accommodate development	20-40	C	N/A
TG12	Grey Willow *Salix cinerea* Silver Birch *Betula pendula*	6	10-60	Up to 3	GL	Yng	Fair	Self set group	Remove to accommodate development	20-40	C	N/A

Tree Ref.	Tree Species	Height (m)	Stem dia (mm)	Branch Spread (m)	Crown Clearance (m)	Age Class	PC	Observations	Preliminary Management Recommendations	ERC (years)	BS5837 Category Rating	RPA Radii (m)
TG13	Sycamore *Acer pseudoplatanus* Silver Birch *Betula pendula* Goat Willow *Salix caprea*	Up to 7	Up to 100	2	GL to 1.2	Yng	Fair	Scattered self set group	Remove to accommodate development	20-40	C	N/A
TG14	Silver Birch *Betula pendula*	6	10-60	2	GL	Yng	Fair	Densely planted group of C20 partly obstructing footpath	Remove to accommodate development	20-40	C	N/A
T15	Ash *Fraxinus excelsior*	7	90	2	1.5	Yng	Fair	Self set	Remove to accommodate development	20-40	C	N/A

CONCLUSIONS

Two groups of Sliver Birch TG1 and TG14 have been planted as part of roadside landscaping, all the other trees within the site are self set with Sliver Birch and Goat Willow dominant. All the trees are young and provide only relatively low visual amenity.

The tree survey schedule includes a column BS5837 Category Rating listing the trees as "A" "B" "C" or "R" as detailed in table 1 at appendix A. Category A are those trees of significant high quality and value. These pose a constraint to development and should be retained and protected within the design if possible. Category B trees are those of moderate quality and value and should be retained and protected within the design if possible. Category C trees are those of low quality and value including young trees below 150mm girth. These trees should not be considered as posing a significant constraint to development. Category R trees should be removed for reasons of sound arboricultural management.

There are no category A or B trees on the site and all are category C. It is proposed that they are removed to accommodate the unit 1 development.

The landscape proposals drawing RE3837.01 provides for new tree, shrub and groundcover planting that will enhance visual amenity and integrate the proposed development with Pottery Lane and the surrounding landscape.

APPENDIX A

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 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 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.			