Arboricultural
Constraints Report

Withington Girls' School
100 Wellington Road
Fallowfield
Manchester
M14 6BL

Godwin's Arboricultural Limited
www.godwins.co.uk

SUMMARY

Three individual trees and one group of trees were recorded. In accordance with *BS5837:2012* one tree was recorded as retention category 'B' and the remaining trees were recorded as retention category 'C'.

The trees were generally found to be in a good to fair condition and no trees have been recommended for removal (retention category 'U', unsuitable for retention).

Should development take place, any trees that are retained should be protected to *British Standard BS5837:2012 Trees in relation to design, demolition and construction* to ensure that they remain in a healthy condition during and post development.

Any arboricultural work undertaken should be done so by a competent arborist in line with *British Standard BS3998:2010 Tree Work*.

Contents

1. INTRODUCTION 1

1.1. Terms of reference 1

1.2. Scope of this report 1

1.3. Survey details 1

1.4. Site description 1

2. ARBORICULTURAL CONSTRAINTS 2

2.1. Tree condition 2

2.2. Tree protection status 2

3. ARBORICULTURAL IMPACT ADVICE 3

APPENDIX 1. TREE SCHEDULE 5

APPENDIX 2. EXPLANATORY NOTES 6

DRAWING 1. TREE CONSTRAINTS PLAN 8

1. Introduction

1.1. Terms of reference

1.1.1. This report has been commissioned to provide independent, detailed advice from a qualified arboriculturist, to conform to *British Standard 5837: 2012 Trees in relation to design, demolition and construction* in the context of potential development.

1.1.2. For this purpose I have been supplied with topographical drawing that is the basis for which the *Tree Constraints Plan* has been prepared.

1.2. Scope of this report

1.2.1. The scope of this report is to identify arboricultural constraints by producing a detailed plan showing tree location, root protection areas and retention category of each tree.

1.3. Survey details

1.3.1. A ground level inspection was undertaken by Robert Godwin on 8th April 2014, recording trees both within and immediately adjacent to the site with a stem diameter above 75mm.

1.3.2. Measurements were made using a compass, diameter tape, clinometer and laser distometer. Dimensions are estimated where trees are inaccessible or located off-site.

1.4. Site description

1.4.1. The trees are located on small grass patch of maintained grass located in between two school buildings in the grounds of Withington Girls School, which is located on Wellington Road, Fallowfield.

2. Arboricultural Constraints

2.1. Tree condition

2.1.1 Three individual trees and one group of trees were recorded. In accordance with *BS5837:2012* one tree was recorded as retention category 'B' and the remaining trees and vegetation were recorded as retention category 'C'.

2.1.2 The trees were generally found to be in a good to fair condition and no trees have been recommended for removal (retention category 'U', unsuitable for retention).

2.1.3 Please see *Appendix 1* for details on each individual tree or group, and *Appendix 2* for an explanation of retention category criteria. Tree locations can be seen on the *Tree Constraints Plan* at the rear of this report.

2.2 Root Protection Areas

2.2.1 During any development phase, in order to ensure that retained trees are properly protected, the tree rooting zones must be considered. For the purpose of development the rooting zone of the tree is known as the Root Protection Area or RPA. The RPA of each tree or group is marked on the *Tree Constraints Plan* and represents the theoretical tree rooting zone.

2.3 Tree protection status

2.3.1 Due to the large potential penalties for illegally carrying out work to protected trees, it is recommend that a check is carried out with the local planning authority prior to any works being undertaken. The check should establish whether the trees are covered by any statutory protection such as a Tree Preservation Order or Conservation Area.

2.3.2 **No work should be done to any trees until their protective status has been confirmed and work granted**.

3. Arboricultural Impact Advice

3.1 The following comments can be made about the site in terms of its tree cover in relation to potential development.

3.2 Consideration must be given to movement of both vehicle and pedestrian construction traffic. If possible traffic should be diverted away from the RPA of a retained tree. If this is not possible a range of temporary surfaces are available to distribute the weight of passing traffic.

3.3 When laying access roads, driveways, parking areas or any other hard surfaces within proximity to retained trees, consideration must be given to the trees roots and RPA. There are many solutions available to construct hard surfaces sympathetic to tree roots, without causing damage to trees, and allowing the roots to receive moisture and air.

3.4 Boundary walls or other light structures can be constructed without damage to roots through the use of piled foundations rather than the more traditional strip foundations.

3.5 It is recommended that the position of the site compound, which typically includes the site office, facilities, toilets, storage of materials and parking, is located away from trees and outside of any RPA.

3.6 Generally, the alteration of ground levels within an RPA is not acceptable, however, should ground levels need to be lowered in areas adjacent to trees or within the minimum distance recommended, appropriate measures should be taken to minimise the detrimental effects on the trees and their root systems. With regards to raising levels, it is necessary to maintain adequate supplies of moisture and oxygen through the soil to the tree roots. Therefore, no material should be placed within the RPA without arboricultural advice.

3.7 If a landscape planting scheme is proposed, then consideration must be made at the planning stage as to where this is to be implemented on site. Such locations should be protected in order to prevent soil compaction and/or contamination and should therefore form part of the Construction Exclusion Zone.

Client: Withington Girls' School
Project No: ACR.12189
Revision: 01

Date Issued: 29th April 2014
Status: FINAL

Signed on behalf of Godwin's Arboricultural:

R Godwin

Robert Godwin MSc MArborA.
Arboriculturist

Contact Details:

Godwin's Arboricultural Limited
Digital World Centre
1 Lowry Plaza, The Quays
Salford
Manchester
M50 3UB

www.godwins.co.uk
info@godwins.co.uk
0800 030 4045

Appendix 1. Tree Schedule

Ref	Age / Common Name / Botanical Name	Height (m) / Crown Hgt (m) / FSB (D)	Stems at 1.5m / Stem (cmø)	Branch Spread N W E S	Observations	Vitality / Life Exp	Preliminary Recommendations	RPA Radius (m) / RPA Area (m^2)	Retention Category
T 1	Semi-mature Horse Chestnut *Aesculus hippocastanum*	12.0 5.0 3.0 E	1 49	6.0 6.0 4.5 6.0	Asymmetrical crown. Multiple pruning wounds. Stem - twin-stemmed at 2m.	Good to Fair 20-40	No action required.	5.9 108.6	C
T 2	Semi-mature Horse Chestnut *Aesculus hippocastanum*	13.0 6.0 7.0 S	1 55	5.5 5.5 3.5 5.5	Asymmetrical crown. Multiple pruning wounds.	Good to Fair 20-40	No action required.	6.6 136.9	C
T 3	Early-mature Horse Chestnut *Aesculus hippocastanum*	15.0 5.0 3.0 W	1 85	7.0 7.0 5.0 7.5	Asymmetrical crown. Multiple pruning wounds.	Good to Fair 40+	No action required.	10.2 326.9	B
G 4	Semi-mature Cypress *Cupressus sp.*	5.0 0.0 0.0 N	3 14	See Plan	Individuals crowns restricted by group. Three trees - 1x Juniper, 2x Cypress.	Fair 20-40	No action required.	2.9 26.6	C

Appendix 2. Explanatory Notes

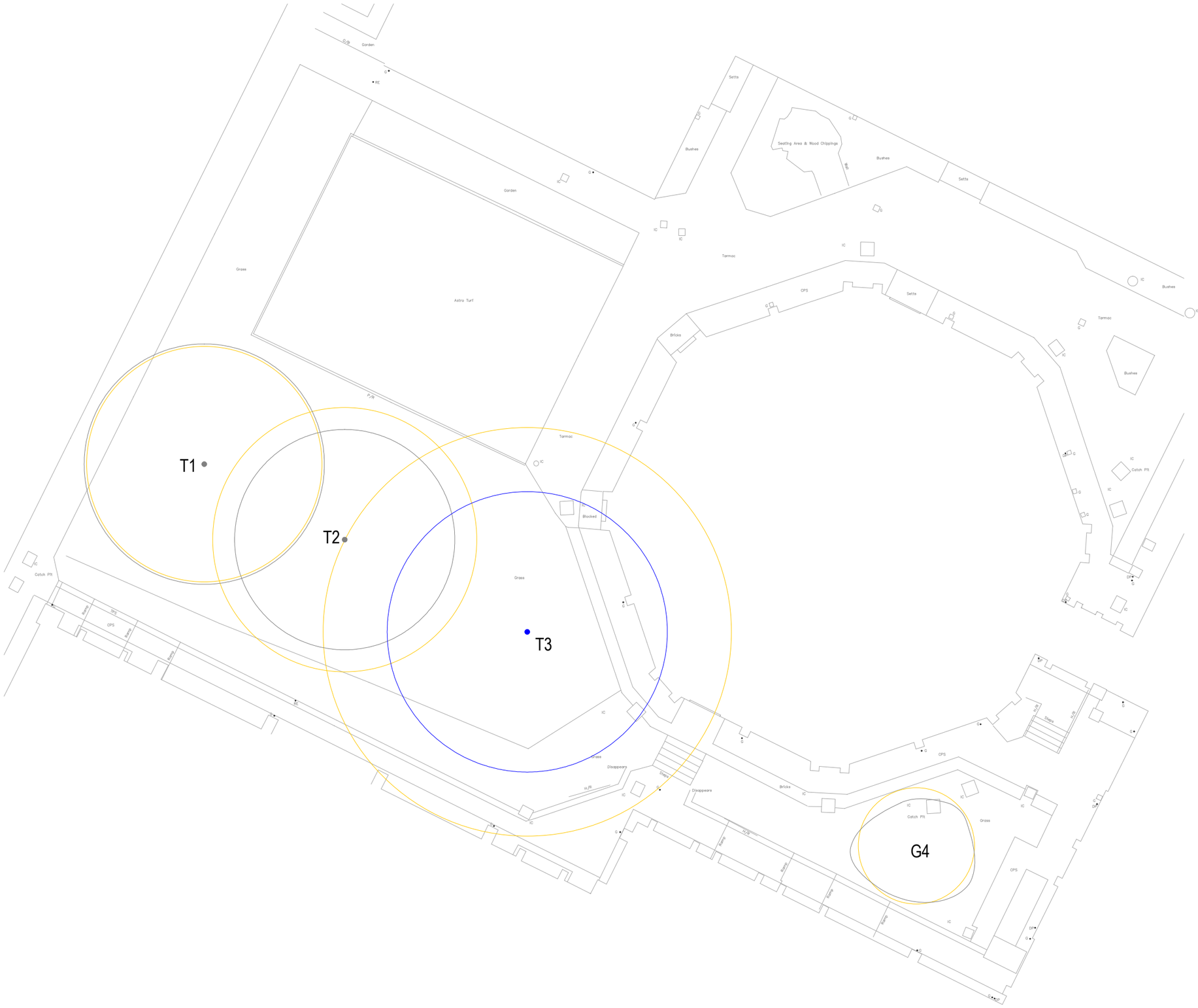
A2.1. Tree statistics and measurements

Survey record	Description
Height	Height of the tree in meters.
Canopy Height	Height of average canopy clearance in meters.
Stem Dia	Stem diameter recorded in centimetres at 1.5 meters above ground. Where the tree is multiple stemmed, each stem has been recorded.
Branch Spread	Measurement of canopy spread in meters – North, East, South and West.
Observations	Where limited inspection noted, dimensions are estimated.
Vitality	Condition of the tree, recorded as Good, Fair, Poor or Dead.
Life Exp	Life Expectancy - classed as; less than 10 years, 10 plus years, 20 plus years, or more than 40 years.
RPA Radius	Radius of the Root Protection Area, when plotted as a circle centred on the base of the stem.

A2.2. Tree retention categories

Retention category and definition	Criteria
U (marked in red on the plan) = trees for removal.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
A (marked green on the plan) = Trees of high quality	Trees of high quality with an estimated remaining life expectancy of at least 40 years.
B (marked in blue on the plan) = Trees of moderate quality	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
C (marked in grey on the plan) = Trees of low quality	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Drawing 1. Tree Constraints Plan



KEY

N

T = Individual tree
G = Group of trees
H = Hedge

RETENTION CATEGORIES:
British Standard BS5837:2012
Please refer to Appendix 2 of the report for category definitions.

CATEGORY A:
Tree of HIGH quality

CATEGORY B:
Tree of MODERATE quality

CATEGORY C:
Tree of LOW quality

CATEGORY U:
Tree UNSUITABLE for retention

Root Protection Area (RPA)

Project:

Withington Girls School
Manchester

Title:

Tree Constraints Plan

Drawing No:

TCP.12189.01

Scale:	1:200 @ A3
Drawn by:	RG
Approved by:	KG

Godwin's Tree Consultants

Tel: 0800 030 4045 Email: info@godwins.co.uk

Godwin's Arboricultural Limited © 2014

Tree Surveys and **Tree Reports**

info@godwins.co.uk | www.godwins.co.uk

