Glendale

Leading a Greener Future

Tree Survey Report:

Whalley Range - Co-op - BS5837 Tree Survey

Glendale Arbtech Services
The Stables,
Duxbury Park,
Duxbury Hall Road,
Chorley,
PR7 4AT

Glendale
Leading a Greener Future

Table of Contents:

1.0	Introduction
2.0	Specification
3.0	Methodology
4.0	Survey
5.0	Summary and Conclusions

A ‘Duty of Care’ in relation to tree inspection is owed to persons who may be reasonably contemplated (by tree owners, tree managers and tree inspectors) to be affected by their action or inaction. This duty means that the actions of these persons need to meet a standard of care. If they do not, then negligence in Common Law may be proved and result in a claim for damages.

1.0 INTRODUCTION

1.1 Background

Glendale have been instructed, by Co-op, to carry out a BS5837: 2012 survey of trees at Whalley Range Co-op, Withington Road, M16 8EE, in order to accompany a planning application whilst providing guidance on the constraints posed by the trees on the site.

1.2 Duty of Care

Tree owners are responsible for trees by duty of care with regards to harm to those who may foreseeably be affected by use of the land, or harm caused to neighbouring property or people.

1.3 History

A previous BS5837 assessment was carried out in December 2023 which provided recommendations based on the most up to date planning application. Plan alterations since the December 2023 BS5837 report necessitate a further assessment to revise and validate the existing planning application.

1.4 Site limitations

There were no site limitations that impeded the tree inspection and access was provided by the land owner on the day of the visit.

1.5 Purpose and Scope of report

The purpose of the report is to accompany a planning application to the Local Planning Authority, identify the constraints that the trees on site place on the proposed development, assess the impact that the proposals will have on the trees on site and also to provide guidance on how the proposed development can be achieved by minimising the potential for any detrimental impact to any of the retained trees on site.

In preparing this report,consideration has been given to the proposed work, the condition of the trees and the final use of the site.

Whilst not definitive, the findings and any associated recommendations detailed within this report are considered to be reasonable, practicable and in the interests of promoting sensible arboricultural management.

Recommendations included within this report are the professional opinion of an experienced Arboriculturist. This is based on a review of the information provided by The Client, the brief and a survey of the site. This report pertains to these results only.

2.0 SPECIFICATION

2.1 In summary the specification is as follows

- To identify, locate and inspect all trees on the properties
- Trees to be mapped via Google maps. Output files available in other GIS formats.
- Trees to be identified by species and size.
- Trees to be assessed for risk of harm to users of the site and 3rd parties.
- BS5837 tree category to be assigned to each tree individually.
- Recommendations for works to be noted.
- A summary of the site with any recommendations for woodland management to be provided.
- Inspection will be a ground based Visual Tree Inspection (VTA).
- The main purpose of the inspection is to assess the tree's general condition and additionally evaluate any risk to site users or 3rd parties.

3.0 METHODOLOGY

3.1 Timing

The entire inspection works were carried out on the 12th March 2025

3.2 Qualifications

All elements of assessment/survey & inspection were undertaken by Glendale surveyor Andrew Davies.
This Inspector has more than 12 years experience in tree /vegetation management and is both qualified LANTRA Professional Tree Inspectors and a registered user of the Quantified Tree Risk Assessment system (QTRA)

3.3 Limitations

All trees have been assessed, as specified, using the recognised system known as **VTA** (Visual Tree Assessment) “Dr. David Lonsdale (Ref. Principles of Tree Hazard Assessment & Management 1999) and Mattheck & Breloer (Ref. The Body Language of Trees 1999).”

All trees have been inspected from ground level only. Whilst obvious aerial defects can be identified often the structure of the crown, or position of the tree, will restrict vision and identification of others.

Trees are dynamic living organisms, whose health and condition can be subject to rapid changes, depending upon a number of internal and external factors. The conclusions and recommendations contained in this report are based on the trees at the time of inspection. It should be noted that even apparently sound, healthy looking trees, can fail.

This report represents the state of the trees on the day examined. Where no timed recommendations are made then the currency of this report will expire after 3 years from the date of inspection.

The observations gathered during VTA do not account for a tree's response in extreme weather conditions.

The validity period of this report has the potential to be reduced following extreme weather events or significant changes to the areas surrounding the inspected trees. Following these circumstances, re-inspection is recommended.

3.4 Full Site Survey/Tree inspections

3.41 *Dataset*

The following dataset was collected as appropriate for each tree as required:-

Site Name		Name of asset, as work instruction
Tree ID		Individual ID number
Location - Coordinates		Coordinates obtained on site using **WAAS** enabled handheld devices. This data has also been converted to Lat/Long Coordinates.
Group or Single		Individual tree or group of trees
Species		Common name
Height (M)		Average height of tree
DBH (Cm)		Average diameter of main stem or stems at 1.2M above ground level
Average Crown Width (M)		Average width of crown
Tree Age Class		Newly Planted, Young, Semi-mature, Early Mature, Mature, Over Mature & Veteran
Physiological Condition		Dead, Poor, Fair or Good
Structural Condition		Dead, Poor, Fair or Good
BS5837 Category		Yes or No significant defects observed
Target Type		Vehicle, Person, Property or Occupation
Target Range		1 to 6 , 1 being highest value
Size of Part to Fail		1 to 5, 1 being highest size
Probability of Failure		1 to 7, 1 being highest probability
Risk Of Harm		Calculated from the above 4 fields and expressed as a probability of harm
Defect 1		Description of observed defects
Defect 2		Description of observed defects
Programme Priority		Urgent : Works required in 28 days, High : Works required in 3 Months, Medium- works required in 6 Months & Low - Works required in 12 months or Re-inspection
Works required		Brief specification of works recommended

3.42 *Definition of key inspection terms*

Age :

Subjective assessment of the life stage of the tree given species specific characteristics and the environmental context.

Physiological Condition :

Dead : Dead

Poor : Major massive occurrence of pathogen, parasite or disease which is compromising the tree or Several occurrences of pathogens, parasites or disease which are having a notable effect upon the tree.

Fair : Isolated minor occurrences of pathogen, parasite or disease associated with average state for species and environment.

Good : No evidence of pathogens, parasites or disease.

Structural Condition :

Dead : Dead

Poor : Major massive structural defects which are compromising the tree or Several structural defects which are having a notable effect upon the tree

Fair : Isolated minor structural defects associated with average state for species and environment.

Good : Notably good structure for species and environment

Overall Tree Condition :

The condition of a given tree is considered in light of typical characteristics for that particular species in typical circumstances. The overall tree condition takes into account a synthesis of tree vitality, physiological & structural condition and contrasts these findings against what is typical for that species and that environment.

Risk of Harm :

The QTRA system defines the final risk of harm in 4 bands of probability

<1:1,000,000 - Green	**Acceptable risk**
1: 10,000 to 1;1,000,000 - Yellow	**Tolerable risk**
1:10,000 to 1:1,000 - Amber	**Only acceptable if the risk is not imposed on other people**
> 1:1,000 - Red	**Unacceptable risk**

BS5837 Tree Categories

Category A Trees	**Trees assigned to this category include attractive trees with high visibility and no significant defects, which are able to make a substantial contribution for a minimum of 40 years.**
Category B Trees	**Trees assigned to this category include healthy attractive trees with remediable defects that are in a condition to be able to make a significant contribution for a minimum of 20 years.**
Category C Trees	**Trees in this category include unremarkable trees of limited merit that are easily replaced, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits.**
Category U Trees	**Trees assigned to this category are 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 and/or are unsuitable for retention in the proximity of new dwellings or areas of public open space.**

4.0Survey

4.1 Site Observations

In summary the survey conducted at Whalley Range Co-op covers the car park area to the rear of the shop.

No formal check has been made to establish whether any of the trees on site are afforded any degree of statutory protection from Tree Preservation Orders or Conservation Areas.

If it subsequently transpires that any trees are subject to Statutory Protection then it should be understood that no pruning works are to be carried out to those trees unless the works are considered exempt or prior consent for tree works has first been granted by the respective LPA following either: a formal tree works application (Trees protected by a TPO), a 6 weeks notification period is submitted to carry out works to trees (Trees in Conservation Areas) or the submission of a 5-day notice under section 198(6)(a) of the Town and Country Planning Act 1990. 5.1.3 Pruning works can also be carried out if the works are considered necessary to implement full planning consent.

4.1.1 Tree population

The site at Whalley Range Co-op contains one individual tree in the rear car park area

Tree Number	Species Tree Age	Estimated Height (Metres)	Average Crown Width (Metres)	DBH at 1.5m (CM)	QTRA Assessement	Physiological condition Structural condition	Amenity Value Longevity	Longevity	Work Description
T1	Betula pendula Semi Mature	16	5	35	**Green - No realistic risk (Less than 1 : 1,000,000)**	Normal Normal	B - Medium -	10 to 20 Years	No Work Required

5.0 Summary and Conclusions

SUMMARY AND CONCLUSIONS

5.1 The site is located at Whalley Range Co-op, Withington Road, M16 8EE. One individual tree was surveyed in respect of the proposed development of the Site. One retention category throughout the site (B) was recorded.

5.2 The Proposals consist of splitting the existing unit into two and re-landscaping the rear car park area, including new fencing and wall along the boundary.

5.3 An evaluation of the proposed development in the context of the existing Site has indicated that it will not be necessary to remove any trees. The retention of T1 will necessitate the erection of fencing around the root protection area (RPA).

6.0 Arboricultural Method Statement

ARBORICULTURAL METHOD STATEMENT

RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

5.1 Tree protection fencing is to be installed prior to any construction works taking place. This is to avoid damage to trees and preserve soil structure. The default BS5837 specification for fencing will be used and an indicative specification is provided in Appendix C. The location of protection barriers is shown on the Tree Protection Plan TPP ATS00003

5.2 Any site offices, welfare units, and storage areas will respect the trees and their RPAs. These will be sited outside tree protection areas and their locations agreed onsite.

5.3 The fenced area will form a Construction Exclusion Zone and must remain undisturbed for the entire duration of construction. All site operatives will be made aware of the need to respect the fencing, and signage will be fixed to the fencing to ensure it is not moved.

5.4 Service runs and installation of utility cables also need to respect trees and their RPAs.

5.5 Any excavations required to reinstate the existing wall within the RPA must be hand dug to avoid damage to the roots of T1.

5.6 The works have been proposed to minimise the impact on the root protection zones of the retained trees. If however any roots are exposed, they should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible.

5.7 Roots smaller than 25 mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25 mm diameter and over should be severed only following consultation with a consultant arboriculturist or the council Arboricultural Officer; as such roots might be essential to the tree's health and stability. Consultation should also be sought In the very unlikely event major structural roots are uncovered, There is the option these can be wrapped with the pipework thread underneath at a lower level and backfilled accordingly (this would need to be agreed before any works are undertaken).

5.8 Prior to backfilling, retained roots should be surrounded with topsoil or un-compacted sharp sand, or other loose inert granular fill, before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

5.9 The following precautions will be observed when working near to the Construction Exclusion Zone:

- No spoil, plant, machinery, construction materials or vehicles will track or be stored within the fenced area or leant against the fence panels;
- No fuel, chemical or other contaminated liquids must be discharged in proximity to trees or where it may flow toward tree RPA;
- No construction activity of any kind will take place within the fenced areas and fencing must not to be moved; and
- Damage to fencing must be reported to the site manager and rectified as soon as possible. All fencing will be maintained so that it is fit for purpose.

Underground Utilities

5.10 Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damage to tree roots should be considered. The works have been proposed to minimise the impact on tree roots however If any conflicts are highlighted, then the advice of either a consultant arboriculturist or the council Arboricultural Officer will be obtained (see paragraph 5.5, 5.6, & 5.7 above).

5.11 All service providers should be consulted prior to commencement of works with the aim of minimising the number of service runs on the site. Any foreseeable incursions to RPAs should be communicated to the appointed arboricultural consultant and the LPA at the earliest possible time to prevent breach of planning conditions and damage to retained trees.

Tree Protection Plan, Temporary Protective Fencing Specification and Construction **Appendix C & D**

5.12 This includes a Tree Protection Plan showing the tree protection fencing and Construction Exclusion Zones (CEZ's. A Temporary Protective Fencing Specification and Tree Protection Index which specifies the type of fencing,

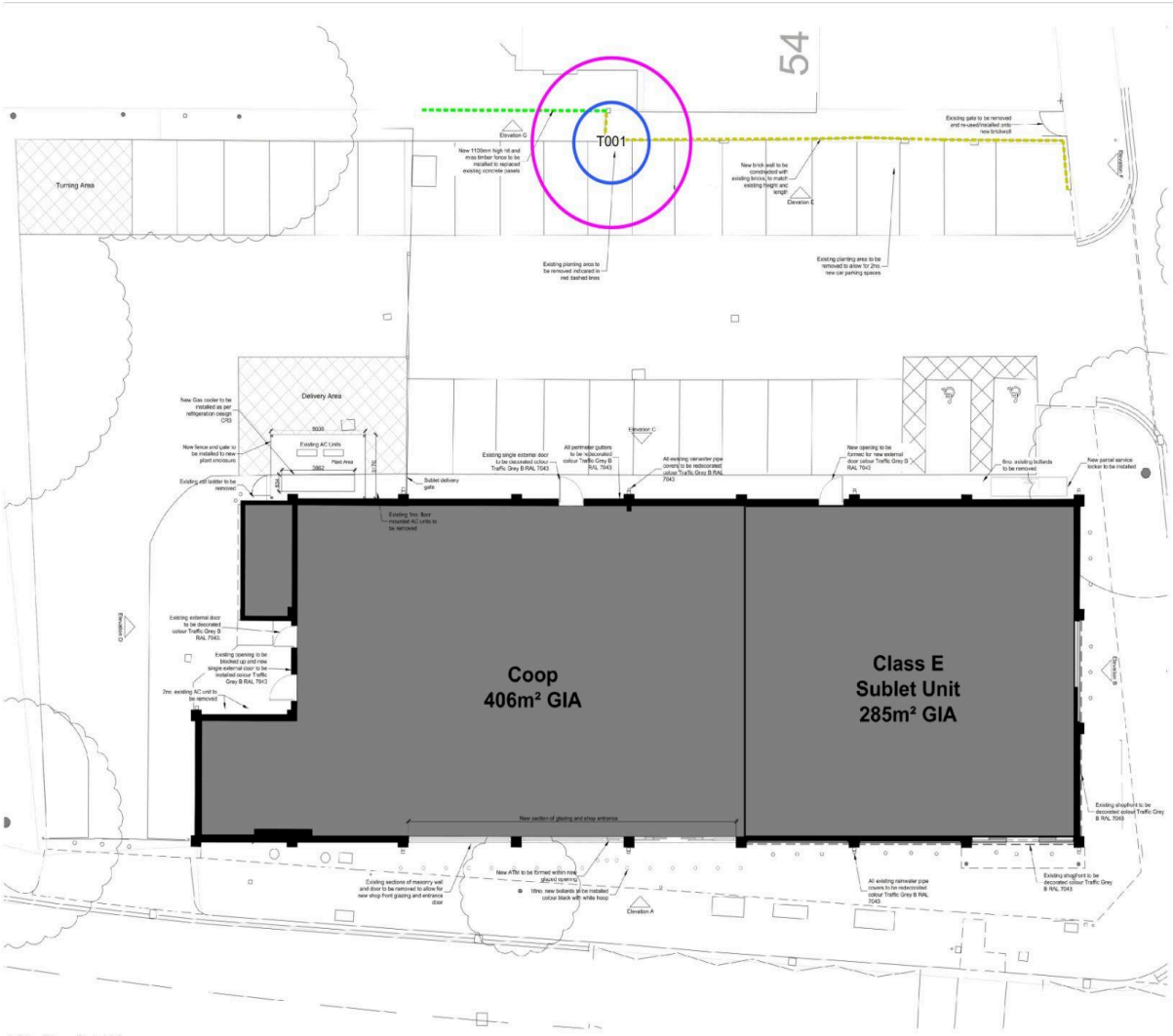
APPENDIX A – REFERENCES

- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI, London

APPENDIX B - SITE MAP (TCP ATS00001)

APPENDIX C - TEMPORARY PROTECTIVE FENCING SPECIFICATION

APPENDIX D - TREE PROTECTION PLAN (TPP ATS00002)



N

Co-op Whalley Range
Withington Road
ME16 8EE

Page size: A4

1 : 281

0 5 m 10 m

APPENDIX C – TEMPORARY PROTECTIVE FENCING SPECIFICATION

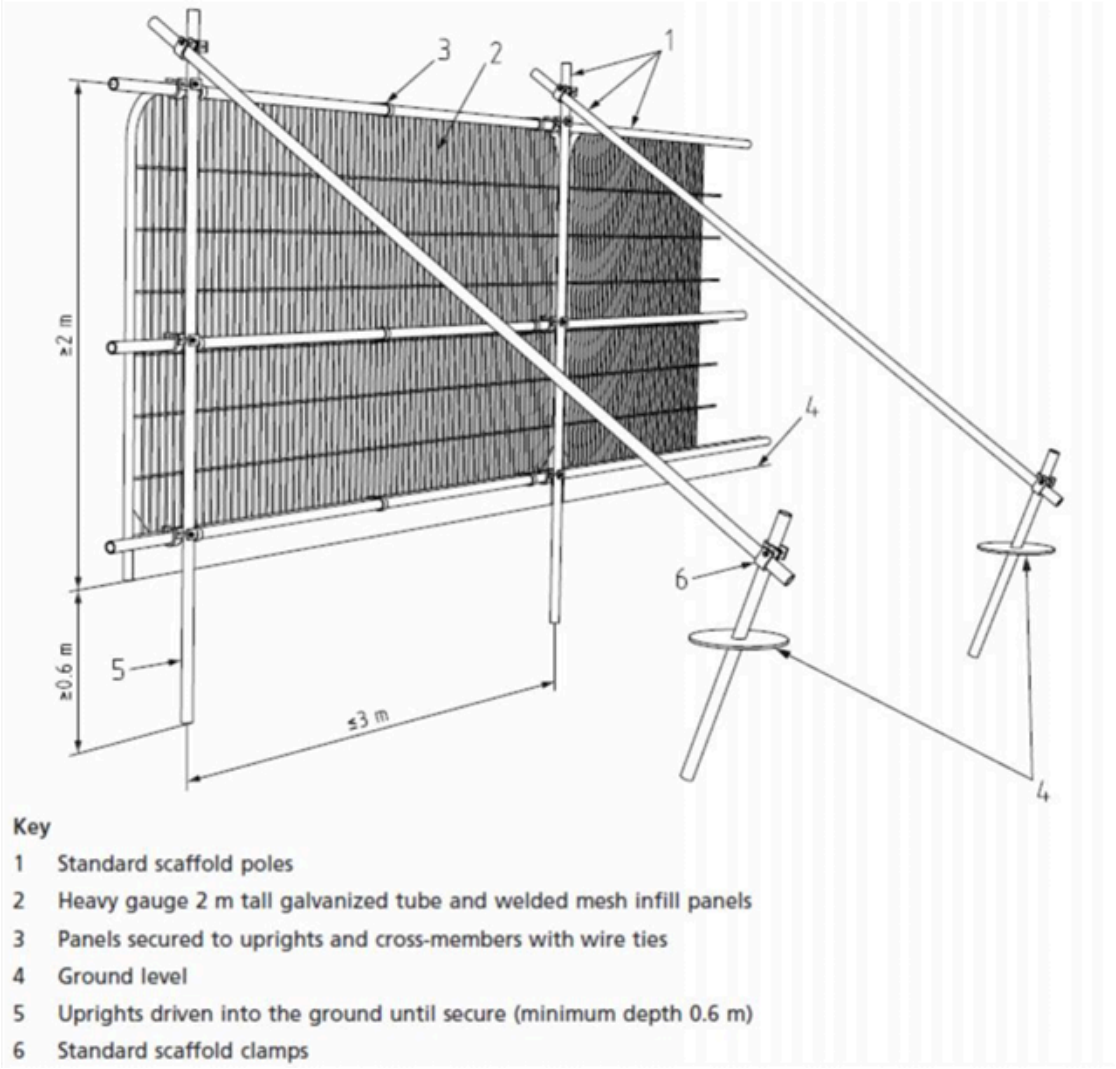
- Construction Exclusion Zones (CEZ's), enclosed by temporary protective fencing, as detailed on the TPP and to be agreed with the local planning authority (LPA), shall:
- Be retained in place throughout the development process, as detailed in bs5837:2012 ;
- Be sited in the area(s) defined by the root protection areas or, if applicable, the CEZ, as detailed on the TPP;
- Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
- Preclude any delivery of site accommodation and/or materials and/or plant machinery;
- Exclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties including the LPA; and
- Exclude the storage of all development related materials and substances associated with the works.

TEMPORARY PROTECTIVE FENCING CONSTRUCTION

The construction of the temporary protective fencing will be in accordance with BS 5837: 2012 and will comprise:

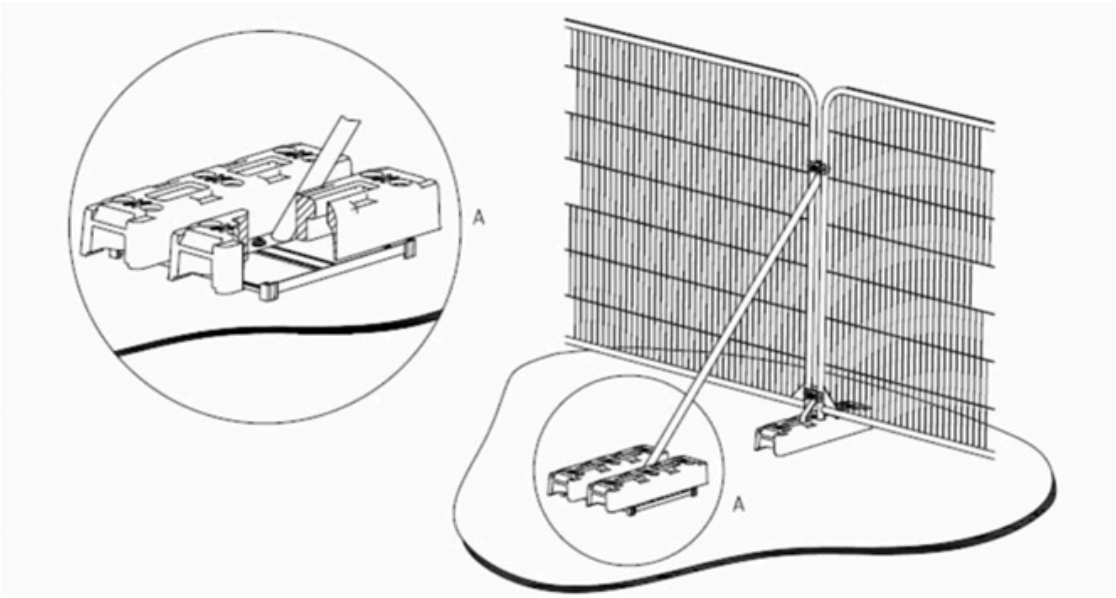
- Weld mesh panel fencing:
- The panels shall butt together and be securely fixed to a scaffold framework;
- The scaffold framework shall comprise of upright poles of at least 3.0 m in length driven no less than 0.6 m into the ground at maximum 3.0 m centres with horizontal and diagonal poles fixed to the uprights;
- The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 m with 3 no. clamps to each joint;
- The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º angle and extend back into the CEZ and clamped to a 0.7 m length of scaffold tube that shall be driven no less than 0.5 m into the ground;
- All weather signage outlining the status of the CEZ should be securely fixed to the fencing.
- The fencing is to be inspected at regular intervals during construction
- The fencing shall not be fixed to any tree or structure and is only to be constructed as per points 1 to 5 above.

APPENDIX D TREE PROTECTION PLAN (see appendix D, drawing TPP ATS00002)



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps



Glendale

Leading a Greener Future

Tree Survey Report:

End of Report

Glendale Arbtech Services
The Stables,
Duxbury Park,
Duxbury Hall Road,
Chorley,
PR7 4AT