



ARBORICULTURAL SURVEY
(BS 5837:2012)

FOR
PROPOSED DEVELOPMENT

AT

232, 234 & 236 PALATINE ROAD
DIDSBURY
MANCHESTER
M20 2WF

December 2024

Job Number 5592

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TABLE OF CONTENTS

Contents	Page No.
1.0 INTRODUCTION	3
1.1 Professional Details	3
1.2 Tree Survey	3
2.0 FINDINGS	4
2.1 The Site	4
2.2 The Soils & Foundations	4
2.3 The Trees	4
2.4 Standard of Work	4
2.5 Statutory Controls	5
2.6 Wildlife	6
3.0 DISCUSSION	6
4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT	6
5.0 MITIGATING PROPOSALS	8
5.1 Tree Losses and Replacement Planting	8
5.2 Development	8
6.0 METHOD STATEMENT	10
6.1 Tree Works	10
6.2 Tree Protective Fencing	10
6.3 Additional Precautions Outside Fenced Areas	12
6.4 Site Buildings	12
6.5 Services	12
6.6 Methodology for Excavation within Root Protection Areas	13
6.7 Summary of Methodology for the Protection Trees	13
6.8 Conclusion	13

APPENDIX A – Glossary of Terms and Table 1 of BS 5837:2012

APPENDIX B – Arboricultural Data

APPENDIX C - Digital Photographs

APPENDIX D – Key References

APPENDIX E - NJUG 10 Section 4.0

APPENDIX F – Site Notice for Protective Fencing

APPENDIX G – Site Plans

Disclaimer

The tree(s) referred to in this report are living entities and are therefore subject to natural processes. They will also be subject to changes to their environment caused by human's activities and to exceptional weather conditions. The inspection undertaken by our qualified staff relies on visual attributes of tree health and structure which can be assessed from a ground based inspection. Hidden defects which are not readily visible may not be detected. We therefore cannot wholly guarantee the condition and safety of the trees inspected beyond what can be reasonably assessed from the procedure used. We would recommend that the trees are regularly inspected and our staff will advise on the suitable frequency of these inspections.

1.0 INTRODUCTION

1.1 Professional Details

- 1.1.1 My name is Peter Murray and I am working on behalf DEP Landscape Architecture Ltd as an Arboricultural Consultant. I have been working and studying in the Arboricultural Industry since 1989. I have many years practical and consulting experience as a Local Authority arboriculturalist and a private sector practitioner.
- 1.1.2 I so far hold the Higher National Diploma in Arboriculture and am a professional member of the Arboricultural Association. I keep up to date with the latest research and best practice by attending relevant courses and seminars.

1.2 Tree Survey

- 1.2.1 We were recently instructed by 'Atzaro Real Estate' to carry out a site visit at 232, 234 & 236 Palatine Road, Didsbury, Manchester, M20 2WF and survey all significant trees that may be affected by development proposals in accordance with *BS 5837:2012 trees in relation to design, demolition and construction – Recommendations*.
- 1.2.2 The survey on which the findings of this report are based was undertaken on Friday 25th October 2024 and the weather was dry.
- 1.2.3 This report should be read in conjunction with the attached Arboricultural Data and Site Plans of Appendix B and G.
- 1.2.4 The trees were inspected from ground level only and all comments and recommendations made have taken into account their location, surroundings and likely impact on persons or property.
- 1.2.5 The limitations of this report are restricted to the persons, time, information made available and purpose for which this report has been prepared. This report does not deal with any existing tree root/building conflicts and no information has been provided regarding soil type and no analysis undertaken by this company.

2.0 FINDINGS

2.1 The Site & Proposal

- 2.1.1 The site in question contains three large detached buildings converted into several apartments. The site has a very large rear garden area.
- 2.1.2 The proposal is to demolish the existing buildings and construct two apartment blocks, eight town houses and eight semi-detached houses.

2.2 The Soils and Foundations

- 2.2.1 The soil of the site is described at <http://www.landis.org.uk/soilscales> as being 'Loamy and clayey floodplain soils with naturally high groundwater'.
- 2.2.2 The following is taken from the NHBC Standards Chapter 4.2 Building near trees: The combination of shrinkable soils and trees, hedgerows or shrubs represents a hazard to structures that requires special consideration. Trees, hedgerows and shrubs take moisture from the ground and, in cohesive soils such as clay, this can cause significant volume changes resulting in ground movement. This has the potential to affect foundations and damage the supported structure. In order to minimise this risk, foundations should be designed to accommodate the movement or be taken to a depth where the likelihood of damaging movement is low.

2.3 The Trees

- 2.3.1 A total of eleven individual trees, seven groups and one hedge were surveyed and plotted in order to assess their health and dimensions in accordance with the British Standard and the results are clearly detailed within the Appendices of this report.
- 2.3.2 In general the trees of the site were found to be in poor to moderate condition for their age and species. Any works identified within the data tables should take place regardless of development in line with best practice. The quality rating for the trees on or affecting this site can be summarised as follows:

U – 4 trees/groups (G1, G2, T2 & G6)

A – 1 tree (T11)

B – 6 trees/groups (G3, T1, T3, T4, T7 & G7)

C – 8 trees/groups (H1, G4, G5, T5, T6, T8, T9 & T10)

2.4 Standard of Work

- 2.4.1 Any tree work undertaken should be done in accordance with British Standard 3998:2010 and by competent contractors insured with public liability cover of at least two million pounds.

2.5 Statutory Controls

- 2.5.1 If the trees on site are subject to any Tree Preservation Orders (TPO's) or are encompassed within a Conservation Area then statutory permission from the Local Planning Authority (LPA) will be required before any tree works take place.

2.6 Wildlife

- 2.6.1 All operations should take account of wildlife needs and be planned to take advantage of weather conditions and time of year for minimum damage and disturbance. If any protected species or nesting birds are present or discovered while the works are taking place all work should cease until contact has been made with Natural England for further advice. Natural England can be contacted on 0300 060 3900 or by e-mail to: enquiries@naturalengland.org.uk. Specific consideration should be given to the possible presence of roosting bats, which are protected by the Wildlife and Countryside Act 1981 (schedule 5) and included in schedule 2 of the Conservation Regulations 1994. Ideally, a survey should be carried out to identify any potential roost sites and if bats are found to be present advice should be sought from a person qualified and experienced in handling such matters and fully conversant with the implications of the Act.

- 2.6.2 In this instance the applicant has undertaken a detailed bat survey.

3.0 DISCUSSION

- 3.1 The majority of the root system, of a tree, is in the surface 600mm of the soil, extending radically for distances frequently in excess of the trees height. Beyond the main structural roots (close to the base of the trunk), the root system rapidly sub-divides into smaller diameter roots: off this main system, a mass of fine roots develops.
- 3.2 The shape of the main structural roots develops in response to the need for the tree to have physical stability. Beyond these major roots, root growth and development is influenced by the availability of water and nutrients. Unless conditions are uniform around the tree, which would be unusual, the extent of the root system will be very irregular and difficult to predict. It will not generally show the symmetry seen in the branch system.
- 3.3 The parts of the root system, which are active in water and nutrient uptake, are very fine, typically less than 0.5mm diameter. They are short lived, developing in response to the needs of the tree, with the majority dying each winter. It is *essential* that conditions in the soil remain conducive to the healthy growth of these fine roots so that the water and nutrients necessary for healthy tree growth can be absorbed.
- 3.4 All parts of the root system, but especially the fine roots, are vulnerable to damage. Once they are damaged, water and nutrient uptake will be restricted until new roots have regenerated. Vigorous young trees will be capable of rapid regeneration, but over mature trees will respond slowly, *if at all*.

- 3.5 In order to live and grow, roots need oxygen from the soil. Respiration by the roots and other soil organisms depletes this oxygen and increases carbon dioxide levels in the soil; a correct balance of these gases is normally maintained by diffusion between the soil and the atmosphere. Anything, which disturbs this balance, will affect the condition of the root system.
- 3.6 The factors that most commonly affect this diffusion adversely, and therefore damage roots, are the following: -
- a) Compaction of the ground, which reduces the space between soil particles. This is particularly important on clay soils. A single passage by heavy equipment on clay soils or storage of heavy materials can cause significant damage.
 - b) Changing soil levels, even for a few weeks.
 - c) Covering the root area with impervious surfaces.
 - d) A rise in the level of the water table. Roots can tolerate submersion for short periods. But a permanent rise will deplete the soil of oxygen.
- 3.7 Serious damage is often caused during preliminary site works by stripping the topsoil. For this reason, such works should be avoided until protective fencing has been erected.
- 3.8 Excavations in the rooting area can sever roots. As the majority of roots are in the surface 600mm, even shallow excavations can cause damage.
- 3.9 Excavations for foundations, landscaping or service trenches are usually sufficiently deep to sever most of the roots, and it should therefore be assumed that all parts of the root system beyond the excavation would no longer serve the tree.
- 3.10 Excavation or soil stripping which sever or damage the roots may impair the stability of the tree and make it dangerous.

4.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

- 4.1 The purpose of this section is to assess the implications the proposed development will have on the tree identified in the Tree Survey of 25th October 2024 carried out by DEP (see Appendix B & G) and advise on arboricultural measures, which would be likely to mitigate any damage resulting from the proposals.
- 4.2 The Site Layout Plan within Appendix G identifies the trees in relation to the proposed development.
- 4.3 In order to fully assess the impact of the development an Implications Table has been created, which gives details of the proximity of the associated works to the trees.

- 4.4 The below Implications Table details the Root Protection Area (RPA) in accordance with the British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. This is an area that should be left undisturbed in order to provide adequate rooting area for retained trees. This is also illustrated on the Site Plan of Appendix G.
- 4.5 This information can then be used in accordance with BS 5837:2012 to determine whether the development will have a detrimental impact on the health of the trees. Once this has been determined remedial measures can be detailed to reduce the impact the proposals will have.
- 4.6 Implications Table: -

Tree No.	Species	Root Protection Area (m ²)	Circle Radius (m)	Distance to any proposed construction or surfacing (m)	Can the Tree be Successfully Retained
H1	Privet	0.72	0.48	Remove for development	
G1	Mixed	18.10	2.40	Remove for condition	
G2	Mixed	113.10	6.00	Remove for condition	
G3	Mixed	113.10	6.00	Remove for development	
G4	Mixed	91.61	5.40	Remove for development	
T1	Holly	46.32	3.84	2.0	Yes see 5.0
T2	Holly	19.95	2.52	Remove for condition	
T3	Sycamore	275.23	9.36	1.0+	Yes see 5.0
T4	Lime	191.13	7.80	3.0+	Yes see 5.0
G5	Mixed	14.66	2.16	n/a	Yes
T5	Lime	72.38	4.80	4.5	Yes see 5.0
T6	Hawthorn	40.72	3.60	7.5	Yes
T7	Pine	162.86	7.20	n/a	Yes
G6	5 Ash	13.07	2.04	6.0+	Yes
T8	Ash	162.86	7.20	7.3	Yes
G7	4 Poplar	72.38	4.80	3.6+	Yes see 5.0
T9	Leyland Cypress	72.38	4.80	n/a	Yes
T10	Leyland Cypress	452.39	12.00	3.8+	Yes see 5.0
T11	Beech	221.67	8.40	n/a	Yes

- 4.7 To assess the implications of the proposed development each tree can be categorised in the following way: -

	Trees to be Retained		Trees to be removed	
	With No Impact	Impact within shown RPA	Due to Condition	Due to Development
Tree No.	G5, T6, T7, G6, T9 & T11	T1, T3, T4, T5, G7 & T10	G1, G2 & T2	H1, G3 & G4

5.0 MITIGATING PROPOSALS

5.1 Tree Losses and Replacement Planting

- 5.1.1 The loss of any tree is always regrettable although in this instance many of the trees fronting the site are quite poor and not worthy of consideration for retention. The removal of G3 is really inevitable if the site is going to be developed in any feasible way.
- 5.1.2 However, there is plenty of scope within the site to significantly increase the tree population within a new overall landscape scheme.

5.2 Development

- 5.2.1 As shown above, the Implications Table identifies the potential for the development to have an impact on T1, T3, T4, T5, G7 & T10 due to the proximity of the proposed development being within their shown Root Protection Areas (RPAs).
- 5.2.2 The new entrance between T1 (Holly) & T3 (Sycamore) is 50% already in place as there is an old disused gated entrance that is to be widened toward T3. In order to protect as much root material as possible it is proposed that a 'root bridge' is used to create the main cross over into the site over the narrow soft area. An example of this is shown below and also within a Landscape Document produced by DEP.

232 - 236 Palatine Road, Didsbury

3.0 Tree Retention

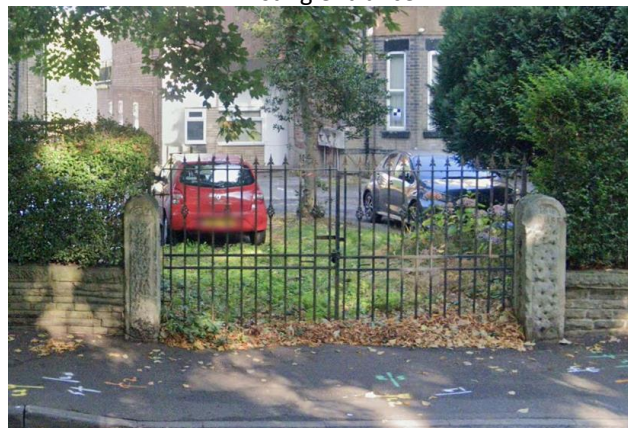
Although site entrances and proposed parking will inevitably mean the loss of some of the existing vegetation on Palatine Road, every effort will be made to retain the existing trees where possible.

A root bridge system will be used to ensure that the root protection areas of the adjacent retained trees are not disturbed. The system effectively bridges the RPA with a steel lattice framework supported on ground screws to directly protect the existing root range from harmful pressure and compression. The framework houses mesh grids which ensure natural water relations are maintained.

Car parking and trafficked areas within the root protection areas of retained trees will be built using no dig construction methods ensuring that the trees are not disturbed.



Existing entrance



- 5.2.3 In order to install the root bridge some careful hand excavation will be required but can be kept to a minimum and should be carried out under supervision by the appointed arborist. A pedestrian root bridge will also be used on the other side of T1 using the same principal.
- 5.2.4 The impact on T4 (Lime) is minimal as the existing car park is to be enlarged slightly toward the base by approximately 0.5m. Provided this is carried out carefully by hand any root damage will minimal.
- 5.2.5 T5 (Lime) is within raised ground in the adjacent property and there is existing hard surfacing immediately on the site side. Therefore, it is considered that the majority of roots will be within the adjacent land and will not be adversely impacted on by development.
- 5.2.6 G7 is located within the adjacent site on lower ground and the RPA of this group is barely affected. The crown spreads have been plotted the same for all trees within the Tree Constraints Plan due to the rough site terrain but in reality they don't really overhang the site as shown below:



- 5.2.7 T10 (Leyland Cypress) is a large tree located within the adjacent site and has damaged the existing boundary wall as well as shed quite a few limbs. There is existing hard surfacing within the site with no obvious signs of root activity. It has been recommended that some negotiation may take place between the owners for the removal of the tree.
- 5.2.8 G6 (Ash) is a very poor group and also would warrant removal but they are third party trees and again some negotiation between the two site owners would be useful at some point for their removal due to Ash Dieback.
- 5.2.9 A clear tree works specification and details of all tree protective measures can be found in the following Arboricultural Method Statement.

6.0 METHOD STATEMENT

Before any form of development commences on the site the following works should be undertaken: -

6.1 Tree Works

Tree No.	Proposed Works
H1, G1, G2, G3, G4 & T2	Fell to ground level and grind out stumps.
T1	Remove basal shoots.
T3	Reduce and re-shape crown by approximately 30%. Sever Ivy at base.
T4	Remove significant deadwood and broken branches.
G5	Sever Ivy at bases to 1m.
T10	Remove fallen limb.

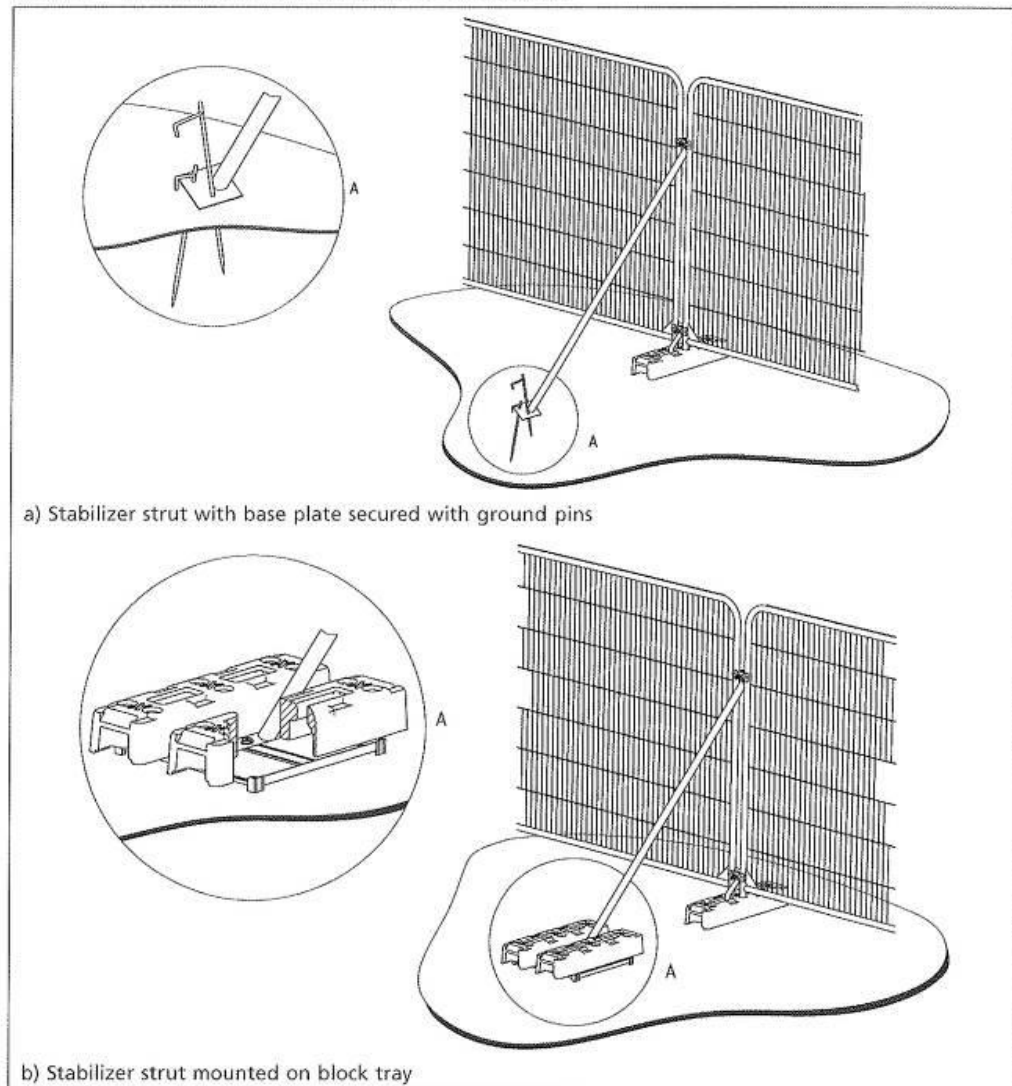
Recommended works should be carried out to the *British Standard Recommendations for Tree Work, BS 3998:2010*

6.2 Tree Protective Fencing

- 6.2.1 Construction Exclusion Zones (CEZs) shall be enclosed by Temporary Protective Fencing and/or, where necessary, Temporary Ground Protection. All fencing used on the site should fully comply with *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.
- 6.2.2 The fencing should be strong and suitable for local conditions. It should also take into account the degree of construction activity on the site.
- 6.2.3 In this circumstance the location for the protective fencing should be as shown on the Tree Protection Plan of Appendix G and of the following specification:
- 6.2.4 Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height. The panels shall stand on rubber or concrete feet and butt together and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b). No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.

Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)

Figure 3 Examples of above-ground stabilizing systems



- 6.2.5 No storage of materials or any construction operations should occur within the fenced area. Additionally, when designing the site layout, account should be taken of the route/installation method of underground services/drains and, the route/construction method of new access roads/driveways in relation to the retained trees. It would be advisable to mark out the optimum position of the protective fencing on the ground prior to finalisation of any design proposal.
- 6.2.6 Notices should also be erected on the fencing stating 'Protected Area - No operations within fenced area'. An example can be found in Appendix F, which should be laminated and attached to the fencing at regular intervals.
- 6.2.7 The positioning of the protective fencing is also very important and should be erected in the proposed location identified on the site plan of Appendix G. Once the fence has been erected it should never be crossed and particular care should be taken not to store any materials or soil within the protected area.

- 6.2.8 The trees T5, T6, T7, G6, T8, G7, T9 & T10 are third party trees all to the rear of old walls and fences outside of the red line boundary. Some of them are in higher or lower ground with existing hard surfacing in place. In these instances Tree Protective Fencing is not considered necessary.

6.3 Additional Precautions Outside Fenced Areas

- 6.3.1 Oil, bitumen, cement or other material likely to cause damage to the tree will not be stacked or discharged within 10m of the trees stem or within the protective area. Also, materials in general will not be stacked or discharged within the exclusion zone.
- 6.3.2 Concrete mixing and washing will not be carried out within 10m of any retained trees.
- 6.3.3 Fires will not be lit beneath the foliage or in a position where the flames could extend to within 5m of the foliage, branches or trunk. If the fire is large then this may necessitate a distance of at least 20m.
- 6.3.4 Trees that are to be retained will not be used as anchorage for equipment.
- 6.3.5 Notice boards, telephone cables, or other services will not be attached to any part of the retained tree.
- 6.3.6 Care should be taken when using cranes or other equipment near the canopy of the retained trees. Also, any trees to be felled in proximity to the retained trees should be done so with particular care.

6.4 Site Buildings

- 6.4.1 Site cabins, compounds and welfare should all be placed outside of the protection areas of retained trees.
- 6.4.2 Where this is not possible further advice should be sought from the appointed arborist and in some circumstances, it may be possible to construct temporary ground protection and adjust fencing, but this is only to be considered as a last resort.
- 6.4.3 On larger sites of more intensive development where there is little open space for site buildings then alternative arrangements off site should be considered or part of the site should remain undeveloped until the final stages when less site storage is needed.

6.5 Services

- 6.5.1 Where possible all service trenches should be dug outside of the Root Protection Area.
- 6.5.2 Should this not be possible then the guidelines within 'NJUG 10' *Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees* should be adopted, in particular Section 4.0, which is included within Appendix D of this report.

6.6 Methodology for Excavation within Root Protection Areas (to be carried out under supervision of the appointed arborist)

6.6.1 The new surfacing is shown to be within the RPAs of T1, T3 & T4. Therefore, all excavations which have to be undertaken within the root protection area will be carried out carefully by hand under supervision, any roots encountered in those areas should be severed cleanly with a sharp tool avoiding ripping or snagging. In the event that any significant roots are uncovered and can be retained then the following shall apply; roots of a diameter more than 25mm whilst exposed should be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes. Prior to backfilling, any hessian wrapping should be removed and retained roots should be surrounded with sharp sand (builders' sand should not be used because of its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

6.7 Summary of Methodology for the Protection of Trees

- 1. Remedial tree works carried out in accordance with this report and by a competent and fully insured arboricultural contractor and in accordance with BS 3998:2010.**
- 2. Erection of Tree Protective Fencing in accordance with this Method Statement and plan of Appendix G and to be checked by the appointed arboriculturalist before commencement of works.**
- 3. The construction of the development including the careful excavation within the RPAs of T1, T3 & T4 as detailed above within 6.6.1 and the construction of the 'Root Bridge', all carried out under the supervision of the appointed arborist.**
- 4. The removal of Protective Fencing is only to be done with the agreement of a competent arborist.**
- 5. New landscaping scheme including significant tree planting.**

6.8 Conclusion

It is considered that all tree losses can easily be mitigated for within the new landscaping for the development as there is plenty of scope for tree replacement planting.

Signed



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APPENDIX A - Glossary of Terms & Table 1 of BS 5837:2012

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Dbh: Diameter at Breast Height is measured at 1.5m and recorded in millimetres. Where a tree becomes multi-stemmed below 1.5m the diameter of each stem is measured at 1.5m and added together. Where a tree has low branching or has swelling the stem is measured at the narrowest point below.

Height: Height was estimated and recorded in metres.

Age Range: Age is site specific and categorised:

Young (Y)	Out-planted trees that have not yet established.
Semi-Mature (SM)	Established trees up to 1/3 of expected height and crown.
Early Mature (EM)	Between 1/3 and 2/3 of expected height and crown.
Mature (M)	Between 2/3 and full expected height and crown.
Fully Mature (FM)	Full expected height and crown.
Over Mature (OM)	Crown beginning to break-up and decrease in size.
Senescent (S)	Crown in advanced stage of break-up.

Crown Spread: Measured in metres at four cardinal points (N, E, S & W).

Crown Clearance: Measured in metres from the ground to the first branch tip on development side only.

Condition - Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

Good (G) - Tree needing little, if any attention

Fair (F) - Tree with minor, but rectifiable defects, or in the early stages of physiological stress

Poor (P) - Tree with significant structural and physiological flaws and/or extremely stressed

Dead (D) - Tree that is dead, biologically/physically moribund or dangerous

Desirability To Retain – As Outlined in Table 1 of BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (see below).

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers (target or tumorous) - A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by woundwood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Coppicing - Is an ancient form of woodland management that involves repetitive felling on the same stump, near to ground level, and allowing the shoots to re-grow from that main stump. (Also known as the coppice stool).

Crack - Longitudinal spilt in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances it may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight - The concentration of foliage at the distal ends of stems and deficient in secondary branches.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Bark Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Reaction Wood - Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Structural Defect - Internal or external points of weakness, which reduce the stability of the tree.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practise, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

White Rot - Form of decay where both cellulose and lignin are degraded.

Wound - Any injury, which induces a compartmentalisation response.

Woundwood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."

Woodland Structure - The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant trees that define the general upper edge of the canopy, Intermediate trees that have been largely overgrown by others, Suppressed trees that have been overgrown and occupy an under storey position and grow slowly, often severely asymmetrical.

Note: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.

Table 1 – Cascade chart for tree quality assessment

Category and definition		Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see note)				
Category U Those 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		<ul style="list-style-type: none">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 U 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 declineTrees 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 <p>Note – Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>		
	1 Mainly arboriculture qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years		Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or formal or semi-formal arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years		Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm		Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Tree with no material conservation or other cultural value

APPENDIX B – Arboricultural Data

Arboricultural Data Sheet: 232, 234 & 236 Palatine Road, Didsbury, Manchester, M20 2WF											Date of Survey: 25/10/24		Weather: Dry		Surveyor: PM		
Crown C = Crown Clearance; Cond R = Condition Rating; ERC (Yrs) = Estimated Remaining Contribution; TQRA = Tree Quality Category Rating; RPA (m²) = Root Protection Area (m²) Recommended works should be carried out to the <i>British Standard Recommendations for Tree Work, BS 3998:2010</i>																	
Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m²)	RPA Circle Radius (m)	
					N	E	S	W									
H1	Hedge - Privet	40	<1.8	EM	0.3	0.3	0.3	0.3	0	F	A maintained front boundary hedge of varying heights with several gaps present.	n/a	10+	C2	0.72	0.48	
G1	Group – 1 Juniper, 1 Yew & 1 Elderberry	200	<9	SM-EM	3	3	3	3	0.5	P	A small group with a dominant Juniper that is typically breaking out branches. Poor group with low potential.	n/a	5-10	U	18.10	2.40	
G2	Group – 3 Lawson Cypress, 1 Sycamore & 1 Elderberry	500	<11	EM-M	2.5	2.5	2.5	2.5	1.8	P/D	A linear group of poorly formed Cypress, which are all in various states of decline. Old Elderberry and self-sown Sycamore near front boundary..	Fell all to ground level and re-plant.	0-5	U	113.10	6.00	
G3	Group – 1 Lawson Cypress, 3 Juniper & 2 Yew	500	<14	EM	2	2	2	2	1	F	A linear group adjacent parking area with one large Cypress with reasonable form and vigour. Roots affecting surfacing. The two Yew are quality specimens but have a fallen Juniper in between them. The other two Juniper offer some screen value.	Remove fallen Juniper between Yew trees.	20+	B2	113.10	6.00	
G4	Group – 1 Lawson Cypress & 2 Juniper	450	<12	EM	2.5	2.5	2.5	2.5	1	P	A small linear multi-stemmed group. Some root disturbance to car park from the Cypress. The northern Juniper near entrance has very poor form with branches breaking out of shape.	Remove Juniper near entrance and replace.	10+	C2	91.61	5.40	
T1	Holly	320	8	M	4	4	4	4	1	F	An individual specimen located within grass area exhibiting reasonable form. Basal shoots present.	Remove basal shoots.	20+	B2	46.32	3.84	
T2	Holly	210	5	EM	2	2	2	2	1.8	P	An individual specimen within car park area in severe decline.	Fell and replace.	0-5	U	19.95	2.52	
T3	Sycamore	780	16	M	8	8	6	8	1.5	F	A co-dominant specimen adjacent to highway previously reduced near bole. Several large cavities present at previous pruning points. Large spreading crown. Ivy on stem.	Reduce and re-shape crown by approximately 30%. Sever Ivy at base.	20+	B2	275.23	9.36	

Arboricultural Data Sheet: 232, 234 & 236 Palatine Road, Didsbury, Manchester, M20 2WF										Date of Survey: 25/10/24		Weather: Dry		Surveyor: PM		
Crown C = Crown Clearance; Cond R = Condition Rating; ERC (Yrs) = Estimated Remaining Contribution; TQRA = Tree Quality Category Rating; RPA (m²) = Root Protection Area (m²) Recommended works should be carried out to the <i>British Standard Recommendations for Tree Work, BS 3998:2010</i>																
Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations and Comments	Preliminary Recommendations	ERC (Yrs)	TQC R	RPA (m²)	RPA Circle Radius (m)
					N	E	S	W								
T4	Lime	650	17	M	5	7	7	6	2	G/F	A co-dominant specimen adjacent to highway exhibiting reasonable form. Several branch stubs and deadwood present within higher crown. Profuse basal shoots preventing inspection of base.	Remove significant deadwood and broken branches.	20+	B2	191.13	7.80
G5	Group - 1 Holly, 1 Laburnum & Rhododendron	180	<7	EM	4	4	4	4	1	F	A minor mixed group of shrubs and trees on boundary.	Sever Ivy at bases to 1m.	10+	C2	14.66	2.16
T5	Lime	400	10	EM	5	6	5	6	2	P	Located within the adjacent site. An old coppiced stump with profuse re-growth. Multiple stems. Tree affecting wall.	n/a	10+	C2	72.38	4.80
T6	Hawthorn	300	7	M	4	5	3	6	2	P	Located within the adjacent site swamped in Ivy.	n/a	10+	C2	40.72	3.60
T7	Pine	600	14	M	5	5	5	5	n/a	G	A co-dominant tree within a larger group within the adjacent site	n/a	20+	B2	162.86	7.20
G6	Group - 5 Ash	170	<13	EM	6	6	6	6	8	P	group of scrub Ash trees within the adjacent site. Significantly affected by Ash Dieback.	n/a	5-10	U	13.07	2.04
T8	Ash	600	17	M	5	8	7	8	9	F	A large individual within the adjacent site swamped in Ivy. Spreading crown. Some signs of Ash Dieback.	n/a	10+	C1	162.86	7.20
G7	Group - 4 Poplar	400	14	EM	6	6	6	6	7	F	Located within the adjacent site to rear of fence. No view of bases.	n/a	20+	B2	72.38	4.80
T9	Leyland Cypress	400	14	M	2.5	2.5	2.5	2.5	n/a	G	An individual specimen located within the adjacent site.	n/a	10+	C1	72.38	4.80
T10	Leyland Cypress	1000	15	M	4	4	4	4	2	F/P	A large specimen located within adjacent property seriously affected boundary wall. Previous limb failure, partially cleared.	Remove fallen limb.	10+	C1	452.39	12.00
T11	Beech	700	15	M	8	8	8	8	2.5	G	An individual specimen located within adjacent property with good form and vigour. Very minor overhanging foliage.	n/a	40+	A1	221.67	8.40

APPENDIX C – Digital Photographs

T5



T5



T6



T8



T9



G1 poor Juniper



T10



G1



G2



G2



G3 Cypress & 2 Juniper



G3



G3 fallen Juniper

G3 2 Yew



G4 poor Juniper



G4



G4 poor Juniper



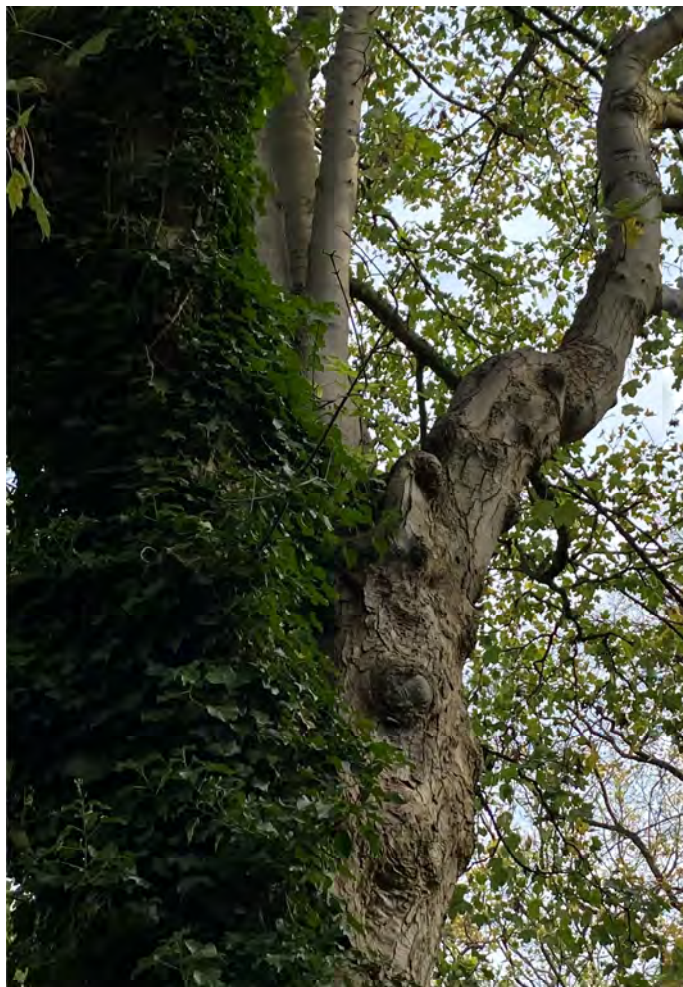
T2



T1



T3 wounds



T3



T4

G6



T7 part of larger group not affecting site



APPENDIX D – Key References

1. *British Standard BS 5837: (2012) Trees in relation to design, demolition and construction - Recommendations. ISBN 978-0-580-69917-7*
2. *Lonsdale, D. (199) Principles of tree hazard assessment and management, Research for amenity trees NO. 2. HMSO, London. ISBN 0-11-753355-6*
3. *Mattheck, C. and Belier, H. (1994) The body language of trees. Research for amenity trees No. 4. HMSO, London. ISBN 0-11-753067-0*
4. *Shigo, A. L. (1989a) A new tree biology. Shigo and Trees Associates, Durham, New Hampshire ISBN 0-943563-04-6*
5. *Stouts R. G. and Winter T. G. (1994) Diagnosis of ill-health in trees, Research for amenity trees No. 2. HMSO, London. ISBN 0-11-752919-2*
6. *British Standard BS 3998: (2010) Tree Work-Recommendations. ISBN 978-0-580-53777-6*

APPENDIX E

NJUG 10 Section 4.0

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

1. HOW TREES ARE DAMAGED

Trees are complex living organisms, which are susceptible to damage from a wide range of physical agents or activities. Trees do not heal, damage caused to a tree will remain for the rest of its life. Even minor damage may set up circumstances leading to serious long term decay.

Contrary to popular belief, the root system of a tree is not a mirror image of the branches, nor is there usually a 'tap root'. The majority of the root system of any tree is in the surface 600mm of soil, extending radially in any direction for distances frequently in excess of the tree's height. Excavation or other works within this area are liable to damage the roots.

1.1 The Root System

The base of a trunk typically flares out in buttresses extending into the main lateral structural roots. These rapidly subdivide into the mass of smaller roots which serve to anchor the tree into the soil and transport water and nutrients. Even at a short distance (3m) from a large mature tree, most roots will be less than 10mm in diameter, but these may extend to well beyond the branch spread of the tree. A mass of fine roots, less than 1 mm in diameter, develop off all parts of this root system. These fine roots also absorb the water and nutrients, which are essential for the growth of the tree.



NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

The main structural roots (close to the trunk) develop as the tree grows in response to the need for physical stability. Beyond these major roots growth is influenced by the availability of water, air and nutrients in the soil. Disturbance of soil provides ideal conditions for root growth. Apparatus is often cooler than the surrounding soil encouraging moisture within the soil to condense on its surface stimulating root growth close to the apparatus. For all these reasons root growth is often most prolific within the backfilled trench and in the soil around the apparatus.

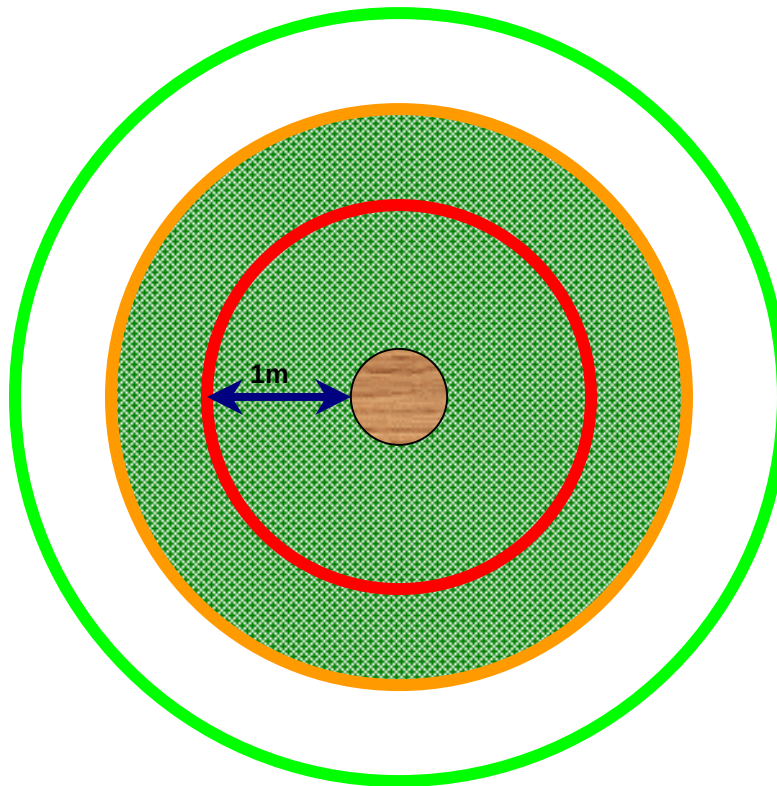
There are certain areas around trees, illustrated in Figure 1 – ‘Tree Protection Zone’, where excavation either must not be undertaken or only undertaken under strict conditions in order to avoid or minimise any damage to a tree’s root system.

For the purposes of this guideline document they are called zones;

- the Prohibited Zone (1m from the trunk)
- the Precautionary Zone (4 x the tree circumference)
- the Permitted Zone (outside of the Precautionary Zone)

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

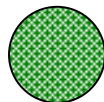
FIGURE 1 – Tree Protection Zone



Key



Trunk of tree



Canopy or branch spread



PROHIBITED ZONE – 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with the local authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone.



PRECAUTIONARY ZONE – 4 x tree circumference. Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with the local authority Tree Officer if in any doubt.



PERMITTED ZONE – outside of the precautionary zone. Excavation works may be undertaken within this zone, however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

1.2 Below Ground

1.2.1 Root systems can be damaged by;

- the severance of a root, for example by trenching will destroy all parts of the root beyond that point. Even roots less than 10mm in diameter may be serving the fine roots over a wide area. The larger the root severed, the greater the impact on the tree.



Typical root damage caused by excavation works

- damage to the bark on the root. The bark protects the root from decay and is also essential for further root growth. It is loosely attached and easily damaged. If damage to the bark extends around the whole circumference the root beyond that point will be killed.
- damage to surface roots. Care must be taken when using mechanical plant. Materials and vehicles must never be stored within the Prohibited Zone and ideally should not be stored within the Precautionary Zone.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

- compaction of the soil. Incidental compaction may occur from storage of materials and / or the passing of heavy equipment over the roots. This can restrict or even prevent gaseous diffusion through the soil, and thereby asphyxiate the roots. The roots must have oxygen for survival, growth and effective functioning.



Poor site management within the Precautionary Zone

- alterations in soil level. Lowering the level will strip out the mass of roots near the surface. Raising levels will have the same effect as soil compaction.
- the application of herbicide - frequently used to clear weed growth on operational land (e.g. substations). The wide-ranging root system of a tree may extend into the operational land and absorb herbicides, which have been applied to the ground. Herbicide absorbed in one part of the root system can kill the whole tree.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

NOTE: The selection and application of herbicides must be undertaken by a competent person in accordance with Control of Substances Hazardous to Health (COSHH) regulations.

- spillage of oils or other materials (e.g. diesel oil, cement, resins). Spillage can permeate into the soil and damage root systems (see sub-section 4.3 – ‘Chemical Damage to Trees’).

1.2.2 If roots are damaged;

- close to the trunk. The anchorage and stability of the tree may be adversely affected rendering the tree immediately hazardous.
- anywhere along their length. The distal portion including the fine roots they serve, will be destroyed. Damage to fine roots by severance of a main root, or by compaction or alteration of ground levels, will prevent fine roots from absorbing the water and nutrients which are essential for the well-being, growth and anchorage of the tree.
- by successive excavations. Multi-utility excavations close to a tree can cumulatively damage a root system.

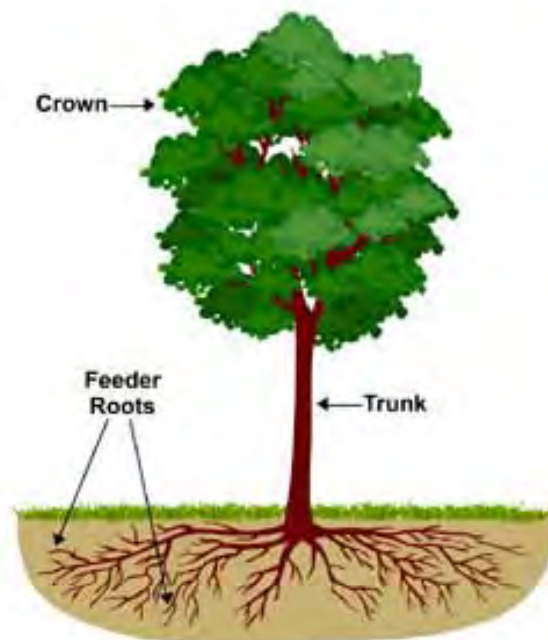


Figure 2 - Typical Tree Structure

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

1.2.3 Symptoms

Trees with damage may not show any immediate symptoms. Such symptoms may range from minor branch dieback to deterioration and ultimate death and collapse of the tree dependent on the severity of damage and the ability of the roots to regenerate.

If a root of 25mm diameter or over is severed, as a precautionary measure, a local authority tree officer / arboricultural officer should be contacted immediately.

1.3 Above Ground

Trees have a single or multi-stemmed trunk supporting a framework of branches and twigs. These structures are protected by a layer of bark, the purpose of which is to protect the functional tissues immediately beneath.

Trees can be damaged by:

- Direct impact by plant or machinery
- Fire and scorching.
- Poor pruning
- Abrasion by overhead apparatus
- Chemicals and fuel oils
- Storage of materials within the Prohibited and Precautionary Zones

1.3.1 Abrasion

The tree may be damaged by abrasion with overhead apparatus. Initially this only removes the outer bark. If the abrasion continues it can expose the underlying wood which may increase the risk of fire or eventual collapse of the branch or the tree.

If trees are growing in proximity to overhead apparatus it should be possible to prevent the development of problems by timely pruning and tree management. This requires knowledge of the growth pattern of the many different species of tree, consideration of the effects of the pruning on the appearance of the tree and application of the correct pruning techniques. All pruning should be in accordance with BS 3998 (see sub-section 8 – ‘Other Useful Publications’). All operatives should be authorised and competent.

For all works other than emergency or urgent works, notification and consultation with all interested parties is necessary before work commences (see section 5 – ‘How to Avoid Damage to Apparatus by Trees’).

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

1.3.2 Permissions / Notifications

Any work to trees adjacent to an area of operations that extends beyond what is absolutely necessary for operational requirements may require either written permission from the local planning authority (in respect to tree preservation orders) or six weeks' notification to the local planning authority (in respect to trees in conservation areas)(see also section 6 – 'Sites with Designated Status').

2. HOW APPARATUS IS DAMAGED

The positioning and type of underground apparatus are detailed in NJUG publication **Volume 1 – 'NJUG Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus**.

Construction methods and utility service materials are subject to change and any cluster of utility services is likely to consist of a variety of historic and modern materials constructed to various specifications. In general utility apparatus includes the following:

- Pipes
- Cables
- Ducts
- Chambers
- Poles/Towers/Masts/Satellite dishes
- Above ground installations

2.1 Below Ground

Underground apparatus (especially those less than 600mm deep) may be affected by tree roots. The risk will depend on the ability of the apparatus, in particular any joints, to resist or tolerate distortion.

2.1.1 Direct damage

Direct damage is caused by the annual increase in root thickness resulting in eventual contact with apparatus. However, it is usually either the root or the adjacent soil that will distort rather than the apparatus itself. The potential for damage depends on how much the root thickens and is greatest in the main structural roots within 3 metres of the tree. Roots may grow around an apparatus to form a sheath but this will rarely exert sufficient pressure to cause any damage. Surface wrappings inadequately attached to an apparatus, if non-toxic, may be colonised by roots and eventually lifted off.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

2.1.2 Indirect damage

Indirect damage is restricted to shrinkable soils, mainly clays but also peat and some silts. Such soils shrink as they dry with the potential to distort any apparatus supported by the soil. Vegetation growing within the same area of soil may increase the drying effect.

The degree of the shrinkability of the soil will affect the amount of movement caused by drying and thus the potential for damage to occur. In situations where apparatus passes from a shrinkable soil into a rigid structure there is the possibility of extreme distortion taking place. Regular seasonal movement can also cause damage even in the absence of roots, particularly with short segmented pipes (see sub-section 3.1.4 – ‘Shrinkable Soils’).

2.1.3 Root incursion

Intact apparatus will not generally be penetrated by roots. However roots can exploit existing defects such as;

- defective pipe joints
- cracks in foul or surface water drains
- inadequate or degraded pointing of inspection chambers.

Where internal conditions are moist and aerated and therefore most conducive to root growth, root proliferation may occur and ultimately block the apparatus. If root thickening occurs where it passes into apparatus, root related enlargement of a defect may occur. This is unlikely at distances 3 metres or more from the trunk.

2.1.4 Trees and Wind Movement.

The potential for damage to apparatus close to a tree may increase due to movement of the lower trunk and a structural root as the tree sways in strong winds. Such movement may result in direct pressure being applied to the apparatus. Furthermore, if a tree is uprooted, any apparatus passing across or through the disturbed root plate may also be displaced. Such events are unlikely and are restricted to situations where apparatus is in close proximity to the trunk of the tree, but the potential may be increased if other structural roots are severed. Encasing apparatus in lean mix or coarse concrete can exacerbate this problem as fine roots may penetrate the material providing a greater ‘hold’ on the apparatus unless an appropriate root barrier material is used to separate the apparatus from the root system.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

2.1.5 Mechanical Removal of Trees and Stumps

The mechanical removal of tree stumps by grinding or grubbing may disturb or damage apparatus passing across or through the root plate of the tree. Using a mechanical digger to uproot a tree scheduled for removal is very likely to damage apparatus within and also close to the Prohibited or Precautionary Zones as the roots will apply pressure to the apparatus as they are uprooted.

2.2 Above Ground

If overhead apparatus come into contact with trees they may be damaged as a result of:

- Abrasion when the tree and / or apparatus move in the wind bringing them into contact. The resultant abrasion can damage wires affecting their efficiency, strength and causing interference or loss of supply.
- The collapse of a branch or a whole tree which could bring down overhead lines.

3. PLANNING OF WORKS

The inherently variable nature of trees, and also the generally low incidence of damage to underground apparatus, makes it neither practical nor justifiable to impose absolute limits on the proximity of trees to apparatus. Therefore site specific liaison and agreement between the asset owner and other interested parties is essential.

With respect to overhead apparatus there are minimum established clearances which must be maintained. Details of these clearances can be obtained from the utility network operator.

Before new trees are planted the advice of a local authority tree officer or arboriculturist should be obtained.

3.1 Special Considerations when Planning the Installation of Underground Apparatus

3.1.1 New / Renewal of Apparatus - New Trees

In considering the location of new or renewed apparatus in conjunction with a new tree planting scheme early consultation is essential between the relevant

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

professional organizations e.g. local authorities, utility companies, developers and landowners

3.1.2 New / Renewal of Apparatus - Existing Trees

When planning the installation or renewal of apparatus the position of existing trees should be considered as one of the primary factors which could affect the siting, depth, method of installation and future maintenance of that apparatus.

Consultation with the relevant interested parties will identify any conflict and consideration should be given to apparatus diversion or felling and re-planting. This decision should be influenced by the value of the tree and the extent of the additional diversionary works.

3.1.3 Existing Apparatus - New Trees

Early consultation with utilities should take place before any tree work, including planting, is undertaken to ascertain the position of existing apparatus. Records of underground apparatus should be obtained from utilities and used in conjunction with on site apparatus detection techniques. The guidance contained within Health and Safety Executive guidance note HSG47 – ‘Avoiding Danger from Underground Services’ should be followed when excavating. In addition, when planning new tree planting, there should be liaison with the utilities, local authority and landowner so that the risks trees may pose to utility apparatus in the future are minimised.

3.1.4 Shrinkable Soils

Apparatus laid in clay or peat should be constructed to tolerate movements of the subsoil caused by root activity. Special precautions for differential movement should be incorporated where apparatus joins rigid structures founded at a different depth to the apparatus (e.g. pipe connections to chambers). See sub-section 2.1.2 ‘Indirect Damage’.

3.2 Precautions when Repairing Existing Apparatus

Where apparatus requires repair the location of the excavation is often defined by the location of the fault. The nature of the work usually requires open excavation. Excavation within the Prohibited and Precautionary Zones should be in accordance with sub-section 4.1 ‘Below Ground’ except for emergency or urgent works.

Where emergency or urgent works may have caused damage to roots with a diameter in excess of 25mm, interested parties should be informed immediately. They may choose to consult a local authority tree officer or arboriculturist regarding whether remedial treatment to the tree is necessary.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

If roots have grown into a drain or duct and proliferated so as to cause a blockage, the removal of the root mass from within the drain or duct will only provide temporary relief. If the root, which originally penetrated the drain, is still present it will regenerate and recreate the same problem. Roots of other plants may have a similar effect. Permanent relief can only be obtained by the proper repair of the original defect e.g. by replacement or refurbishment.

Utility apparatus may be refurbished by the use of pre-fabricated, slip lined or cured-in-place lining systems or pipes. Pre-fabricated and slip lined systems and pipes are generally resistant to root growth / intrusion, but cured-in-place linings may deform and ultimately collapse from the incursion of root growth. Following pre-survey (e.g. CCTV), it is essential that any roots are removed from the bore of the apparatus as far as practicable prior to lining, by the use of proprietary root removal systems (e.g. high-pressure water, flails, or rotating blade cutters).

3.3 Special Considerations when Planning the Installation of Above Ground Apparatus

The aerial parts of a tree are constantly growing larger and are prone to bend and flex in windy conditions. As a result parts of a tree may come close to or into contact with above ground apparatus.

3.3.1 Electricity

The overhead apparatus belonging to the electricity supply industry is subject to minimum clearances from adjacent trees and other structures. This is to ensure the safety of the public and protect against flashover and loss of supply. Local conditions may require an increase in the clearances specified in current electricity industry standards.

Part IV of The Electricity Supply Regulations covers the construction of power lines above ground. Schedule 4(9) of the Electricity Act 1989 enables electricity companies to require the felling or lopping of trees which obstruct or interfere with the working of their lines or constitute an unacceptable source of danger.

In addition to the above reference should be made to the Energy Networks Association (ENA) document Engineering Recommendation G55/1- Safe Tree Working in Proximity to Overhead Electric Lines (see section 8).

3.3.2 Communications

Communication operators run their systems under the Telecommunications Act 1984 (as amended by the Communications Act 2003) in accordance with The

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

Telecommunications Code (Schedule 2). Paragraph 19 of the Telecommunications Code enables operators to require the lopping of trees which overhang the street and obstruct or interfere with the working of their lines.

4. HOW TO AVOID DAMAGE TO TREES

This section gives general guidance on methods of work to minimise damage to trees. The local authority (or for privately owned trees, the owner or their agent), should be consulted at an early stage prior to the commencement of any works. This will reduce the potential for future conflict between trees and apparatus.

4.1 Below Ground

Wherever trees are present, precautions should be taken to minimise damage to their root systems. As the shape of the root system is unpredictable, there should be control and supervision of any works, particularly if this involves excavating through the surface 600mm, where the majority of roots develop.

4.1.1 Fine Roots

Fine roots are vulnerable to desiccation once they are exposed to the air. Larger roots have a bark layer which provides some protection against desiccation and temperature change. The greatest risk to these roots occurs when there are rapid fluctuations in air temperature around them e.g. frost and extremes of heat. It is therefore important to protect exposed roots where a trench is to be left open overnight where there is a risk of frost. In winter, before leaving the site at the end of the day, the exposed roots should be wrapped with dry sacking. This sacking must be removed before the trench is backfilled.

4.1.2 Precautions

The precautions referred to in this section are applicable to any excavations or other works occurring within the Prohibited or Precautionary Zones as illustrated in Figure 1 – ‘Tree Protection Zone’.

4.1.3 Realignment

Whenever possible apparatus should always be diverted or re-aligned outside the Prohibited or Precautionary Zones. Under no circumstances can machinery be used to excavate open trenches within the Prohibited Zone.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

The appropriate method of working within the Precautionary Zone should be determined in consultation with the local authority (or for privately owned trees the owner or their agent) and may depend on the following circumstances;

- the scope of the works (e.g. one-off repair or part of an extensive operation)
- degree of urgency (e.g. for restoration of supplies)
- knowledge of location of other apparatus
- soil conditions
- age, condition, quality and life expectancy of the tree

Where works are required for the laying or maintenance of any apparatus within the Prohibited or Precautionary Zones there are various techniques available to minimise damage.

Acceptable techniques in order of preference are;

a) Trenchless

Wherever possible trenchless techniques should be used. The launch and reception pits should be located outside the Prohibited or Precautionary Zones. In order to avoid damage to roots by percussive boring techniques it is recommended that the depth of run should be below 600mm. Techniques involving external lubrication of the equipment with materials other than water (e.g. oil, bentonite, etc.) must not be used when working within the Prohibited Zone. Lubricating materials other than water may be used within the Precautionary Zone following consultation and by agreement.

b) Broken Trench - Hand-dug

This technique combines hand dug trench sections with trenchless techniques if excavation is unavoidable. Excavation should be limited to where there is clear access around and below the roots. The trench is excavated by hand with precautions taken as for continuous trenching as in (c) below. Open sections of the trench should only be long enough to allow access for linking to the next section. The length of sections will be determined by local conditions, especially soil texture and cohesiveness, as well as the practical needs for access. In all cases the open sections should be kept as short as possible and outside of the Prohibited Zone.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

c) Continuous Trench - Hand-dug

The use of this method must be considered only as a last resort if works are to be undertaken by agreement within the Prohibited Zone. The objective being to retain as many undamaged roots as possible.

Hand digging within the Prohibited or Precautionary zones must be undertaken with great care requiring closer supervision than normal operations.

After careful removal of the hard surface material digging must proceed with hand tools. Clumps of roots less than 25mm in diameter (including fibrous roots) should be retained in situ without damage. Throughout the excavation works great care should be taken to protect the bark around the roots.

All roots greater than 25mm diameter should be preserved and worked around. These roots must not be severed without first consulting the owner of the tree or the local authority tree officer / arboriculturist. If after consultation severance is unavoidable, roots must be cut back using a sharp tool to leave the smallest wound.

4.1.5 Backfilling

- Any reinstatement of street works in the United Kingdom must comply with the relevant national legislation (see: **Volume 6 – ‘Legislation and Bibliography’**). In England this relates to the requirements of the code of practice – ‘Specification for the Reinstatement of Openings in Highways’ approved under the New Roads and Street Works Act 1991. Without prejudice to the requirements relating to the specification of materials and the standards of workmanship, backfilling should be carefully carried out to avoid direct damage to roots and excessive compaction of the soil around them.
- The backfill should, where possible, include the placement of an inert granular material mixed with top soil or sharp sand (not builder’s sand) around the roots. This should allow the soil to be compacted for resurfacing without damage to the roots securing a local aerated zone enabling the root to survive in the longer term.
- Backfilling outside the constructed highway limits should be carried out using the excavated soil. This should not be compacted but lightly “tamped” and usually left slightly proud of the surrounding surface to allow natural settlement. Other materials should not be incorporated into the backfill.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

4.1.6 Additional Precautions near Trees

- Movement of heavy mechanical plant (excavators etc.) must not be undertaken within the Prohibited Zone and should be avoided within the Precautionary Zone, except on existing hard surfaces, in order to prevent unnecessary compaction of the soil. This is particularly important on soils with a high proportion of clay. Spoil or material must not be stored within the Prohibited Zone and should be avoided within the Precautionary Zone.
- Where it is absolutely necessary to use mechanical plant within the Precautionary Zone care should be taken to avoid impact damage to the trunk and branches. A tree must not be used as an end-stop for paving slabs or other materials nor for security chaining of mechanical plant. If the trunk or branches of a tree are damaged in any way advice should be sought from the local authority tree officer / arboriculturist.

See TABLE 1 –‘Prevention of Damage to Trees Below Ground’ below for summary details regarding causes and types of damage to trees and the implications of the damage and the necessary precautions to be taken to avoid damage.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

TABLE 1 - Prevention of Damage to Trees Below Ground

Causes of Damage	Type of Damage	Implications to Tree	Precautions
Trenching, mechanical digging etc.	Root severance	<ul style="list-style-type: none"> The tree may fall over Death of the root beyond the point of damage Potential risk of infection of the tree <p>The larger the root the greater the impact on the tree.</p>	Hand excavate only within the Precautionary Zone. Work carefully around roots. Do not cut roots over 25mm in diameter without referring to the local authority tree officer. For roots less than 25mm in diameter use a sharp tool and make a clean cut leaving as small a wound as possible.
Trenching, mechanical digging, top soil surface removal etc.	Root bark damage	<ul style="list-style-type: none"> The tree may fall over If the damage circles the root it will cause the death of the root beyond that point Potential risk of infection of the tree <p>The larger the root the greater the impact on the tree.</p>	Do not use mechanical machinery to strip the top soil within the Precautionary Zone. Hand excavate only within the Precautionary Zone. Work carefully around roots. Do not cut roots over 25mm in diameter without referring to the local authority tree officer. For roots less than 25mm use a sharp tool and make a clean cut leaving as small a wound as possible.
Vehicle movement and plant use. Material storage within the precautionary area.	Soil compaction & water saturation	Restricts or prevents passage of gaseous diffusion through soil, the roots are asphyxiated and killed affecting the whole tree.	Prevent all vehicle movement, plant use or material storage within the Precautionary Zone.
Top-soil scouring, excavation or banking up.	Alterations in soil level causing compaction or exposure of roots.	Lowering levels strips out the mass of roots over a wide area. Raising soil levels asphyxiates roots and has the same effect as soil compaction.	Avoid altering or disturbing soil levels within the Precautionary Zone.
Use of herbicides.	Poisoning of the tree via root absorption	<ul style="list-style-type: none"> Death of the whole tree Death of individual branches <p>Damage to leaves and shoots.</p>	The selection and application of herbicides must be undertaken by a competent person in accordance with COSHH regulations.
Spillage of oils or other materials.	Contamination of soil	Toxic and asphyxiation effects of chemicals, oils, building materials (cement, plaster, additives etc.) on the root system can kill the tree.	Never store oils, chemicals or building materials within the Precautionary Zone or within the branch spread of a tree, which ever is the greater.
Placement or replacement of underground apparatus.	Various	Death of all or part of the tree.	Effective planning and liaison with local authority tree officer, taking into consideration the position of trees, and their future growth potential and management

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

4.2 Above Ground

4.2.1 Damage by Pruning

Trees (including shrubs and hedges) can be damaged by inappropriate or excessive pruning. Reference should be made to the Energy Networks Association (ENA) document “Engineering Technical Report 136 Vegetation Management near Electricity Equipment – Principles of Good Practice” (see section 8 – ‘Other Useful Publications’) or appropriate company specific documentation for guidance on pruning.

See TABLE 2 – ‘Prevention of Damage to Trees Above Ground’ below for summary details regarding causes and types of damage to trees and the implications of the damage and the necessary precautions to be taken to avoid damage.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

TABLE 2 - Prevention of Damage to Trees Above Ground

Causes of Damage	Type of Damage	Implications for the Tree	Precautions
Impact by vehicle or plant Physical attachment of signs or hoardings to the trunk Storage of materials at base of tree Rubbing by winch or pulling cables	Bark bruising, bark removal, damage to the wood, damage to buttress roots, abrasion to trunk	Wounding with the potential for infection ultimately resulting in death of all or part of the tree. Structural failure of the tree	Surround the trunk with protective free-standing barrier. Exclude vehicles, plant or material storage from the Precautionary Zone. Ensure sufficient clearance of cables or ropes.
Impact by vehicle or plant Rubbing by overhead cables	Bark damage to branches, breakage and splitting of branches, abrasion to branches	Structural failure of the branch. Wounding or loss of a branch with the potential for infection ultimately resulting in death of all or part of the branch or tree.	Exclude vehicles, plant or material storage from the Precautionary Zone. Ensure sufficient clearance of cables or ropes. All pruning should be carried out in accordance with BS3998 (<i>prune affected branches to give appropriate clearance from cables</i>)
Inappropriate siting of overhead apparatus, such as CCTV, lighting fixtures and communications masts and dishes.	Inappropriate pruning, unnecessary tree removal	Severely pruning tree to acquire line of sight signal for communications dish etc.	Effective planning and liaison with local authority tree officer / arboriculturist, taking into consideration the position of trees, and their future growth potential and management.
Lack of forethought in design and location of apparatus and services entries on new developments	Complete tree removal	The tree is removed unnecessarily	Agree the location and installation of services at the design stage. Consideration should be given to the creation of dedicated service routes wherever possible.
Use of herbicides	Poisoning of the tree via absorption through bark, leaves and shoots	Death of the whole tree, death of individual branches, damage to leaves and shoots	The selection and application of herbicides must be undertaken by a competent person in accordance with COSHH regulations.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

4.3 Chemical Damage to Trees

Chemical damage to trees adjacent to utility premises and operational land can be avoided if;

- the risk is identified when planning any work involving herbicides or other chemicals ensuring that only appropriate chemicals are used. Particular care should be exercised when considering the use of herbicides recommended for “non crop areas” as many of these also specify “do not use where there may be roots of desirable plants”,
- herbicides are applied only at the rate and in the manner recommended by the manufacturer,
- follow-up applications are not undertaken until weeds reappear on the operational land,
- alternative methods of weed control are considered.

5. HOW TO AVOID DAMAGE TO APPARATUS BY TREES

5.1 Consultation with Utilities

The potential for future conflict between trees and above-ground apparatus can be reduced by appropriate planning. Early consultation with utilities should therefore take place before any tree work including planting is undertaken to ascertain the position of existing apparatus. Records of underground apparatus should be obtained from utilities and used in conjunction with on site apparatus detection techniques. Specific care must be taken when removing the stumps of existing trees. In addition when planning new tree planting there should be liaison with the utilities, local authority and landowner so that the risks trees may pose in the future are minimised.

5.2 Precautions during Planting

Every possible precaution should be taken to ensure that the existing apparatus is not damaged during excavation works. Health and Safety Executive guidance note HSG47 – ‘Avoiding Danger from Underground Services’ and any specific guidance issued by the apparatus owner should be followed at all stages of the work.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

5.2.1 Below Ground

Before any excavation work begins, trial holes should be undertaken to validate the results of any detection surveys undertaken to confirm the actual position and depth of the apparatus.

5.2.2 Above Ground

Consideration should be given to the presence of satellite dishes and masts on commercial properties, poles and drop wires, as future tree growth may cause operational problems.

Reference should also be made to Energy Networks Association (ENA) document 'Engineering Technical Report 136 Vegetation Management near Electricity Equipment – Principles of Good Practice' (see section 8 – 'Other Useful Publications') or appropriate company specific documentation.

NOTE: In all cases where definitive clearances are required, contact must be made with the appropriate electricity or communication company who will determine the clearance to be adopted.

See also sub-section 3.3 – 'Special Considerations when Planning the Installation of Above Ground Apparatus'.

6. SITES WITH DESIGNATED STATUS

Certain sites may be specifically designated and will require consultation and / or permission from the relevant authority prior to undertaking any works. These sites include:

- Sites of Special Scientific Interest
- English Heritage Sites
- English Nature / Natural England
- National Trust Land
- Nature Reserves
- Conservation Areas
- Scottish Natural Heritage
- Areas of Outstanding Natural Beauty
- Countryside Council for Wales
- Historic Scotland
- Northern Ireland Environment and Heritage Service
- Cadw (Welsh Historic Monuments)

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

6.1 Tree Preservation Orders and Trees in Conservation Areas

Section 198 of the Town and Country Planning Act 1990 (the Act) gives local planning authorities powers to make trees and woodlands the subject of tree preservation orders (TPOs) in the interests of amenity. Trees protected by a TPO may not be willfully damaged or destroyed and cannot be cut down, uprooted, topped or lopped without the local planning authority's consent.

Additionally, under section 211 of the Act, anyone proposing to cut down, uproot, top, lop etc. a tree in a conservation area is required to give the local planning authority six weeks' notice before doing so. This gives the authority an opportunity of making a TPO in respect of the tree.

Certain statutory obligations imposed by Acts of Parliament may allow for the limited felling, topping or lopping of trees protected by a TPO in order to supply and maintain service. This does not preclude the requirement to consult with the owner.

See also: **Volume 5 – 'NJUG Guidelines on Environmental Good Practice'**

7. LEGISLATION

Reference should also be made to **Volume 6 – 'Legislation & Bibliography'**.

7.1 Primary Legislation

National Parks and Access to the Countryside Act 1949*

Health and Safety at Work Act 1974

Highways Act 1980**

Telecommunications Act 1984

Gas Act 1986

Electricity Act 1989

Town and Country Planning Act 1990 (Section 198 Tree Preservation Orders).

Water Industry Act 1991

The New Roads and Street Works Act 1991 (NRSWA)

The Streets Works (Northern Ireland) Order 1995

Communications Act 2003

Traffic Management Act 2004

Transport (Scotland) Act 2005

The Streets Works (Northern Ireland) (Amendment) Order 2007

* Under the National Parks and Access to the Countryside Act 1949 local authorities are given a general power to plant trees.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

** Under the Highways Act 1980 highway authorities may plant trees in the highway, or license others to do so. They need to ensure that trees do not overhang or cause a danger to roads or footpaths, and are given powers to prevent this from happening.

The above list is not exhaustive.

7.2 Secondary Legislation

Each Act of parliament in 7.1 will have various associated regulations that should be referred to.

8. OTHER USEFUL PUBLICATIONS

This is not an exhaustive list of available publications and is only valid at the time of issue.

BS 3998 Recommendations for Tree Work

- Provides general recommendations for tree surgery and other tree work.

BS 5837 Trees in Relation to Construction

- Gives advice on the integration of new development amongst trees.

Codes of Practice approved under the New Roads and Street Works Act 1991

- Co-ordination of Street Works and Works for Road Purposes and Related Matters
- Specification for the Reinstatement of Openings in Highways
- Safety at Street Works and Road Works
- Measures Necessary where Apparatus is Affected by Major Works (Diversionary Works)
- Inspections

Energy Networks Association publications:

- Engineering Technical Report 136 'Vegetation Management Near Electricity Equipment – Principles of Good Practice'
- Engineering Recommendation G55/1 – 'Safe Tree Working in Proximity to Overhead Electric Lines'
- ENA-TS 40-80 – ENA Technical Standard for Overhead Line Clearances
- Engineering Recommendation G70 – Vegetation Control near Overhead Lines

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

- ETR 132 – Improving Network Performance (under abnormal weather conditions by the use of a risk based approach to vegetation management near electric overhead lines)
- MNT/004 – UK Distribution Policy for the Inspection and Maintenance of Overhead Lines

HSE Arboriculture and Forestry Advisory Group publications

- AFAG 804 Electricity at work: Forestry and arboriculture
- AFAG 404 Electrical utility arboriculture

Manual for Streets (supercedes Design Bulletin 32 and Places, Streets and Movement)

- The Department for Transport and the Department for Communities and Local Government (DCLG), with support from the Commission for Architecture and the Built Environment (CABE), commissioned WSP , TRL , Llewellyn Davies Yeang and Phil Jones Associates to develop a Manual for Streets to give guidance to a range of practitioners on effective street design.

National House Building Council (NHBC) Standards Chapter 4.2. Building near trees

- Gives information on the design of new foundations in proximity to trees on shrinkable clay soils.

9. OTHER REFERENCES

9.1 Arboricultural

Arboricultural advice may be sought from the:

- Arboricultural Advisory and Information Service
- Arboricultural Association
- Arboriculture and Forestry Advisory Group
- International Society of Arboriculture
- Local authority Arboricultural Officer
- The Tree Advice Trust

9.2. Herbicides

Information on herbicides and their application may be obtained from the:

- British Agrochemicals Association

9.3 Utilities

Utility advice may be sought from the local utility contact or NJUG.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

GLOSSARY

Apparatus	Equipment such as valves, stopcocks, chambers, cabinets, transformer chambers etc and includes any structure for the lodging of apparatus.
Arboriculturist	A professional who cultivates and manages trees, hedgerows and shrubs and provides information and advice on specific tree related issues.
Carriageway	A way constituting or comprised in a highway, being a way (other than a cycle track) over which the public have a right of way for the passage of vehicles.
Cycle track	A way constituting or comprised in a highway over which the public have a right of way on pedal cycles with or without a right of way on foot.
Desiccation	The state of extreme dryness, the drying out of roots.
Distal	Situated farthest from the centre.
Drop wires	Overhead wire from telegraph pole to customer premises.
Duct / ducting	Structure (usually cylindrical) used to convey and protect apparatus.
Fibre optic	The use of very thin glass or plastic fibres through which light can be transmitted to carry information from a source to a receiver, especially for telecommunication, television and information technology systems.
Footpath	A highway over which the public have a right of way on foot only, not being a footway.
Footway	A way comprised in a highway which also comprises a carriageway, being a way over which the public have a right of way on foot only.
GRP	Glass Reinforced Plastic
Herbicide	A chemical that destroys plants.
Main	Structure (usually cylindrical) used to convey water or gas or oil generally greater than 50mm in diameter.
NJUG	National Joint Utilities Group Limited.
Pipe	Longitudinal structure (usually cylindrical) used to convey water, gas or oil.
Root plate	Formed just below the soil surface when shallow lateral growing roots predominate over the development of a deep taproot.

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

Service strip	A strip of designated land alongside a carriageway or footway used to convey services.
Sub-duct	Longitudinal structure (usually cylindrical) laid inside ducts used to carry smaller diameter cables such as fibre optic.
Tiles	Impact resistant cover constructed of earthenware, concrete or polyethylene for protecting underground cables
Utility	An undertaker by statute that has a legal right to provide customer services (e.g. communications, electricity, gas, water)
Verge	A strip of land which may form part of the public highway alongside a carriageway or footway, which may contain services.

APPENDIX F

Site Notice For Protective Fencing



TREE PROTECTION AREA KEEP OUT!

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND ARE SUBJECTS OF A
TREE PRESERVATION ORDER
(TOWN & COUNTRY PLANNING ACT 1990)

CONTRAVENTION OF TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST BE OBSERVED BY ALL PERSONS:-**

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

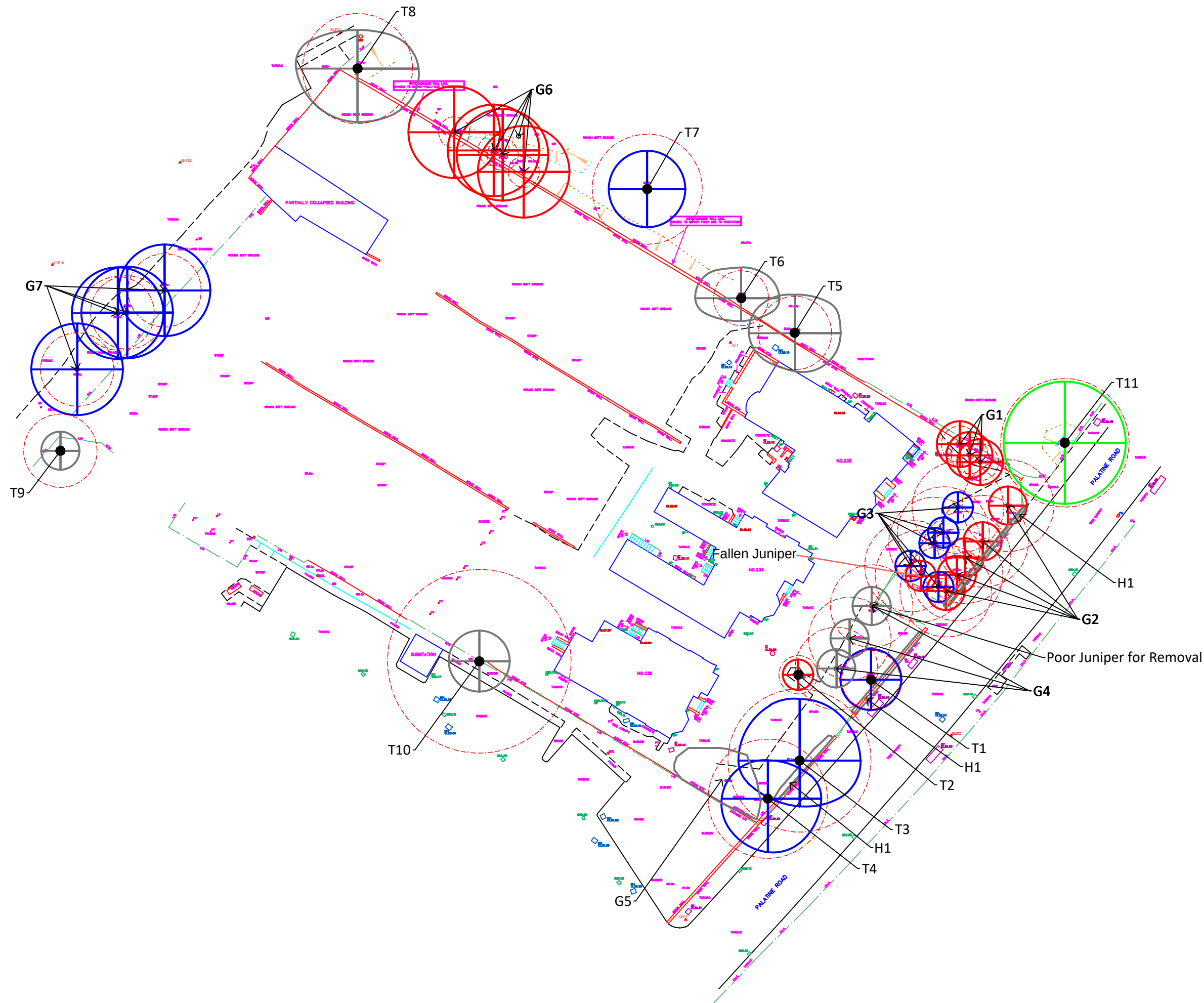
**ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY**

APPENDIX G – Site Plans

Trees Constraints Plan

Development Layout Plan

Tree Protection Plan



KEY

TREE SURVEY

-  Retention Category A trees and groups of high quality
-  Retention Category B trees and groups of moderate quality
-  Retention Category C trees and groups of low quality
-  Category U trees and groups of poor quality
-  Root Protection Areas: Calculated inline with BS5837:2012 to show a circular RPA which does not take into consideration site conditions



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Client
Atzaro Real Estate

Project
232-236 Palatine Road, Didsbury

Description
Tree Constraints Plan

Status
PLANNING

Scale	1/500@A3	Drawn	PM
Job number	5592	Drawing number	01
Date	30.10.24	Revision	A

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KEY

TREE SURVEY

-  Retention Category A trees and groups of high quality
-  Retention Category B trees and groups of moderate quality
-  Retention Category C trees and groups of low quality
-  Category U trees and groups of poor quality
-  Root Protection Areas: Calculated inline with BS5837:2012 to show a circular RPA which does not take into consideration site conditions



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Client
Atzaro Real Estate
Project
232-236 Palatine Road, Didsbury

Description
Development Layout Plan

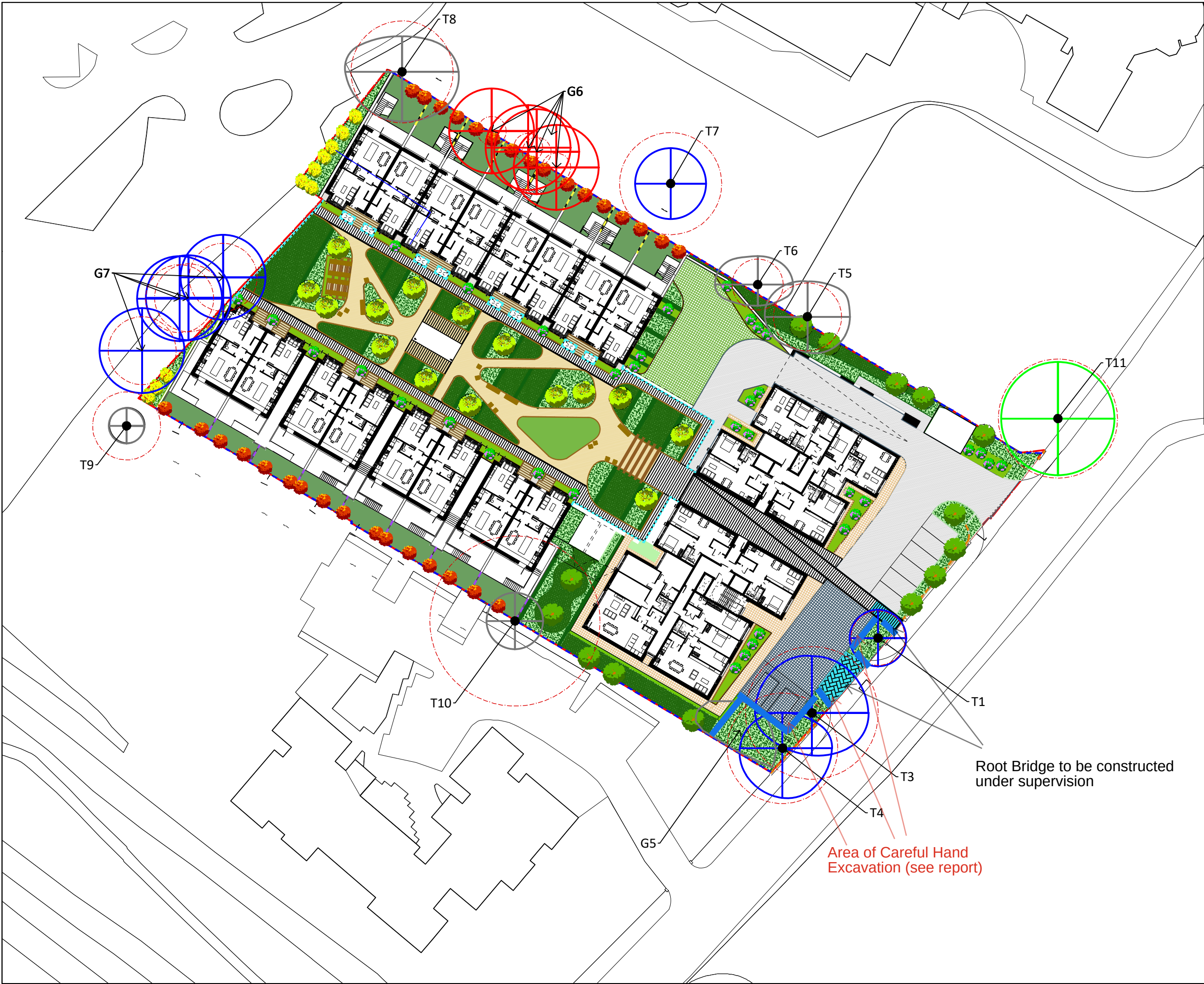
Status
PLANNING

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Job number	5592	Drawing number	02
Date	03.12.24	Revision	B

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KEY

TREE SURVEY

-  T1 Retention Category A trees and groups of high quality
-  T1 Retention Category B trees and groups of moderate quality
-  T1 Retention Category C trees and groups of low quality
-  T1 Category U trees and groups of poor quality
-  Root Protection Areas: Calculated inline with BS5837:2012 to show a circular RPA which does not take into consideration site conditions

Tree Protective Fencing



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Client
Atzaro Real Estate

Project
232-236 Palatine Road, Didsbury

Description
Development Plan (Trees Removed)

Status
PLANNING

Scale	1/500@A3	Drawn	PM
Job number	5592	Drawing number	03
Date	06.12.24	Revision	

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