

Arboricultural Impact Assessment



**Tyler
Grange**

Winners Chapel, Blackley
21st November 2024

TG Report No. 16680_R02_WS_LB

Project No:	Report No.	Date	Revision
16680	R02	21st November 2024	-
Admin QA	Author	Checked	Approved
LB	Wilson Scott BSc (Hons) FdSc MArborA	Jamie Pratt BSc (Hons) MArborA	Jamie Pratt BSc (Hons) MArborA

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



Contents:

Section 1: Introduction	2
Section 2: Arboricultural Baseline	4
Section 3: Arboricultural Impact Assessment	5

Appendices:

Appendix 1: Planning Policy Relating to Trees
Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment
Appendix 3: Tree Survey Schedule (16680/TSS01)
Appendix 4: Report Limitations

Plans:

Plan 1: Tree Constraints Plan (TCP), (16680/P03)
Plan 2: Tree Retention and Removal Plan (TRRP), (16680/P04a)

Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard ¹ , this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The site is c. 2.5 hectares and historically housed the Convent of the Good Shepherd, which was interconnected with the St. Euphrasia Care Home and the new convent building to the north. Both the care home and the new building remain in use and are not part of this application. The site has been vacant for a number of years (See Figure 1 overleaf).
Application type and description:	Full planning application for demolition of existing buildings and erection of Place of Worship(Use Class F.1), with associated landscaping, parking, and alterations to existing access.
Report prepared on behalf of:	Winners Chapel International Manchester, UK.
Local Planning Authority (LPA):	Manchester City Council.
Planning policies relating to arboricultural features:	Manchester city's Core Strategy 2021-2027 Policy EN9 - Green Infrastructure. Planning policy is further detailed at Appendix 1.
Report Summary:	A total of 17no. individual trees, two group of trees, one individual tree from within a wider group and sections of hedgerow are proposed for removal. A total of 29no trees are proposed for removal to facilitate the development. This includes 17no. individually recorded trees and 3no. of trees from recorded tree groups. 2no. of these trees are of high (Category A) arboricultural value, 2no. of a moderate (Category B) arboricultural value and 20no. are either low value or in irremediable decline (Category C or U). 64no. trees are proposed to be planted which exceeds the compensatory ratio of 3:1 under MCC's replacement policy (not including Category U Trees). These are considered unavoidable and compensatory tree planting will be provided on the site. The removal will result in a temporary reduction in canopy cover, however, this will be re-established and improved as the replacement planting matures. This report details where tree pruning works is required along with mitigative measures for working with the rooting areas of trees where this is required.

¹ BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



The retention of the majority of the boundary trees and the replacement of those removed allows for the proposed development to be set within a well-treed environment, whilst being considered sympathetic to the existing tree cover. The collective visual amenity the trees provide to area will be preserved and therefore the proposal is not considered harmful to the character of the area and is therefore consistent with local planning policy EN9.

The protection of the retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS). This report provides recommendations for protection to demonstrate how this can be achieved. This has been prepared as a separate document to accompany the planning submission.



Figure 1: Site Location with Approximate Boundary (Google Earth ©).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange in June 2024. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ .

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁶	None
Conservation Area ⁷	None
Ancient Woodland ⁸	None
Other Woodland Habitat ⁹	None

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁶ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

- 3.1. Trees to be retained and removed are shown on the TRRP. Table 4 below describes the tree losses required to facilitate the development.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss
T5	C	Removal of low quality sycamore specimen to facilitate construction of new internal footpath as proposed.
H9 (Part)		Removal of two sections of low quality hedge (totalling 7m) to facilitate construction of new internal footpath as proposed.
T39		Removal of low quality cherry specimen to facilitate construction of new internal footpath and building as proposed.
T81		Removal of low quality holly specimen to facilitate construction of new internal platform area as proposed.
T82		Removal of low quality hawthorn specimen to facilitate construction of new internal platform area as proposed.
G83		Removal of low quality group to facilitate construction of new internal platform area as proposed.
T84	A	Removal of high quality sycamore specimen to facilitate construction of building as proposed.
T85	C	Removal of low quality willow specimen to facilitate construction of building as proposed.
H86		Removal of low quality hedge to facilitate construction of building as proposed.
T87		Removal of low quality hawthorn specimen to facilitate construction of building as proposed.
T88	B	Removal of moderate quality sycamore specimen to facilitate construction of building as proposed.
T89	C	Removal of low quality birch specimen to facilitate construction of building as proposed.
T90		Removal of low quality sycamore specimen to facilitate construction of new internal access road as proposed.
H104 (Part)		Removal of a 7.5m section of low quality hedge to facilitate construction of internal access road as proposed.

H105 (Part)		Removal of a 17m section of low quality hedge to facilitate construction of access point as proposed.
T108	B	Removal of moderate quality lime specimen to facilitate construction of new access point as proposed.
T109	C	Removal of low quality sycamore specimen to facilitate construction of new access point as proposed.
G117		Removal of low quality group to facilitate construction of new car parking area as proposed.
T121		Removal of low quality sycamore specimen to facilitate construction of new car park access road as proposed.
T124		Removal of low quality sycamore specimen to facilitate construction of new car park access road as proposed.
G126	A	Removal of one tree from high quality group to facilitate construction of new car park access road as proposed.

- 3.2. The development proposals necessitate the removal of two trees of high quality, these being T84 and a single tree from the group G126 located on the eastern boundary. Whilst these trees do present a degree of visual amenity to the wider site and an element of habitat connectivity along the eastern boundary, the desirability and benefits to the wider community of the proposed development is understood to outweigh its amenity value.
- 3.3. Nine trees of poor arboricultural quality (Category U) have been recommended for removal regardless of any forthcoming development proposals as they are in a state of irremediable decline. These trees are not considered a material constraint to the development proposal.

Tree Pruning Works

- 3.4. Table 5 below details pruning works to retained trees to facilitate development

Table 5: Tree Pruning Works

Reference Number	Category Grading	Description of Works
T37	A	Prune northern edge of canopy to provide 2m clearance from proposed building.
T37	A	Minor facilitation pruning of lower canopy to enable demolition works to commence. Pruning works to be confirmed prior to commencement of demolition.
Footpath and play route clearance		A footpath is proposed through the group of mature trees to the east of the site. Targeted crown lifting and remedial pruning will be required to trees in proximity to the footpath to remove obstructions from branches and for safety reasons. Pruning will remain sympathetic and limited to the requirements for clearance, safety and remedial purposes. The finalised

	alignment of the footpaths will be determined as part of technical design. This should involve input from the arboricultural consultant to set-out the most appropriate routes to avoid impacts to trees. A final pruning and management specification will be prepared as part of a future Arboricultural Method Statement (AMS).
T99	This tree is inoculated by Kretzschmaria deusta (Brittle Cinder Fungus), with both juvenile and mature fruiting bodies present within the buttress roots on the eastern side of the stem. Rather than remove the tree fully, it is recommended this tree is reduced to a 4m habitat pole and left in situ. This will reduce the wind load placed upon the tree and thus reduce the risk of failure. However it is recommended that this is regularly inspected to ensure risk is sufficiently managed.

New Tree Planting

- 3.5. A proposed soft-landscaping scheme has been prepared and submitted separately as part of the application. The proposal includes for 64no. new tree planting at the boundaries of the site, within the green spaces and internally within the new amenity spaces. Despite the proposed tree losses, it is anticipated that a net-gain in tree canopy will be achieved in the long-term.
- 3.6. Manchester City council operate a 3:1 replacement planting ratio, with three new trees required for every tree removed. The Landscape planting strategy proposes 64no. new trees which exceeds the required planting numbers to satisfy the ratio.
- 3.7. The majority of the trees proposed for removal are of a similar species, primarily being ash and sycamore. The proposed tree planting scheme is predicted to improve species diversity across the site and reduce the risk of future tree loss by avoiding the creation of a monoculture.

Works within Root Protection Areas

- 3.8. The TRRP identifies where construction work is required within the RPAs of retained trees. This is limited to areas of new surfacing and landscaping. Proposed buildings have been sited outside the RPAs of trees.
- 3.9. Excavation of existing hardstanding is proposed within the RPAs of trees, groups and hedges T5, G6, H9, T13, T17-T19, T23, T26, T32, T33, T34, T36, T44, T46, T37, G38, T50, T51, T52, T53, T56, T58, T60 – T69, T71, T72, T76, T78, T79, T95 – T102, H103, T106 and T107. Excavation is to be undertaken sensitively under supervision of the appointed arboricultural consultant.
- 3.10. New surfacing, which may include one or a combination of roads, car parking and footpath surfaces, is required within the RPAs of T5, T26, T3, T37, G38, T44, T46, T50, T51, T52, T53, T59, T61 – T63, T66-T69, T72, T79, T110, T113, T116, G118, T120, G126. Construction of the surfaces will be completed using a reduced-dig method whereby existing levels are retained and the surfaces are permeable.
- 3.11. Further arboricultural input is required as part of the technical design for the excavation of the existing hard surfacing and alignment / layout of new surface. Protective measures will be subject to the LPA approval of a detailed AMS.

Long-term Tree Management and Social Proximity

- 3.12. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.
- 3.13. The TRRP illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.
- 3.14. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings and amenity spaces. This has been achieved by suitable development buffers from retained trees which also allows for future canopy development. Retained trees will not be located within private gardens to ensure that their long-term management remains favourable.

Construction Mitigation

- 3.15. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the demolition and construction phase.
- 3.16. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application or to discharge suitably worded planning Conditions.
- 3.17. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs;
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 3.18. The layout of the proposed development is considered sympathetic towards the overall arboricultural resource. The trees will be incorporated as features within the site, adding value to the green spaces and amenity areas. Localised tree loss is required and this would not affect the overall amenity of the site. There will be sufficient new trees planted as part of the development to compensate for the tree losses. The tree planting provided added benefits, including increasing the site's canopy cover, and improving the composition of the tree population.
- 3.19. The scheme has been designed so most of the tree stock is to be retained, and the principal trees at the site are to be retained and protected during development. There will be a moderate impact on the overall arboricultural resource at the site and it is predicted that the proposed new tree planting will improve the arboricultural resource as it establishes.

- 3.20. The majority of trees proposed for removal are of low to moderate quality. However there are two trees of high quality proposed for removal. Whilst these trees possess a degree of visual amenity in the landscape, the desirability of the proposed development is understood to outweigh its amenity value.
- 3.21. The impact is therefore considered moderate from an arboricultural perspective, subject to the adoption of tree protection measures during construction stage and the planting of new trees. As such, the proposed development is therefore considered consistent with local planning policy EN9.
- 3.22. An Arboricultural Method Statement will be required as part of the technical design stage as detailed within this report. It is recommended that this is secured by a planning condition should consent be granted.

Appendix 1: Planning Policy Relating to Trees

Table 6: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF) (2023)	Section 12, paragraph 136	"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users"
	Section 15, paragraph 180	"Planning policies and decisions should contribute to and enhance the natural and local environment. This includes recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".
	Section 15, paragraph 181	Addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".
	Section 15, paragraph 186	"if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused". Paragraph 186 (c) also adds that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensatory strategy exists".
Local Planning Policy - Manchester City Council's	Policy Number EN9 Green Infrastructure	"New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the



Core Strategy 2012-2027		performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management. “
----------------------------	--	--



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
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	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			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A 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 arboricultural 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)	LIGHT GREEN
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 remedial defects, including unsympathetic past management and 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	Trees present in numbers, usually growing 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 benefits.	MID BLUE
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 150mm	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY

