



Amberley Drive, Wythenshawe, Manchester.

Arboricultural Report

January 2023



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Chapter 1 Introduction

1.01

ACS Consulting is instructed by Wythenshawe Community Housing Group to report on trees and the implications for the proposed development at Amberley Drive, Wythenshawe, Manchester. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works.

1.03

The site was visited during October 2021. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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Chapter 2 Background

2.01 The Site

The site is an area of land between Amberley Drive and Mill Brook. The site is formally managed with the grass being kept at a prescribed length. (Figure 1).

2.02 Statutory Protection/Planning Policies

The application is subject to Manchester City Council's Core Strategy Document and saved Development Policies Plan. The trees are not the subject of a Tree Preservation Order (TPO). The site is not located in a Conservation Area.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey does not record the superficial deposits. The Cranfield Soil and Agrifood Institute Soilscape viewer shows soils at the site to be slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

2.04 Topographical Survey

The arboricultural survey is based on the supplied topographical survey. Where trees have been missed, they have been added with a reasonable degree of accuracy.



Figure 1

Chapter 3 Tree Survey

3.01

I have identified trees as individuals or in groups. The group/copse classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally. Off-site trees and groups that could influence the development potential of the site, have been noted. Their attributes have been approximated.

3.02

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level.

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01

The application is described in detail in the Design and Access statement. In simple terms it is an application for 8 No. semi-detached properties with associated infrastructure.

4.02 Loss for Development

The development will result in the removal of one highly-desirable tree and a number of largely self-set trees to the south of the brook.

The configuration of the site and the requirement to accommodate all partners to the success of the development has resulted in the current layout. The layout of the site does not provide any other opportunities for a development of this nature.

The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed layout. Judging the sensitivity of visual receivers needs to take account of the occupation or activity of people experiencing the view at particular locations and the extent to which their attention or interest is focused on views within and surrounding the development.

The principal views are from Amberley Drive and Greenbrow Road, Wythenshawe. The trees within have importance when viewed from the major public vantage points being skyline specimens.

The impact in terms of trees will be most keenly felt in the immediate environs of the site. However, most attention is focused on traffic movements to such an extent that the loss of the trees is considered to be low. The development retains a significant number of trees along the brook which will assist in maintaining the treed character of the locale.

The development is supported by a comprehensive landscape scheme which aims to blend and mature as the development integrates into the surroundings.

Retained trees that may be affected by disturbance

The drive to Plot 16 has the potential to impact on retained trees.

Where the roots of these trees extend into the drive, the drive, for the extent of that tree's individual RPA, will be constructed using a no-dig construction using a three-dimensional cellular confinement system. The use of this technique, if implemented in strict accordance with the manufacturer's method statement, has been demonstrated over a number of successive years to be a sound way of crossing roots, allowing them to continue functioning, maintain tree health and stability. The trees impacted upon are oaks. Oak is considered to be good/moderate in its tolerance to construction activities and development.

Chapter 4 Development Implications

Pruning

None.

Secondary Development Pressures

The proposal has been assessed against typical secondary development pressures associated with the genus at the site. The issues are centred around shade and dominance, leaf litter, sap and falling debris. It is often claimed, anecdotally, that trees retained close to buildings or in areas of amenity space cause excessive shading/dominance preventing the reasonable use of the site leading to their premature felling or harsh pruning.

It is my experience, these problems are not as frequent as they are thought to be and there is very little evidence that such pressures ever result in any significant diminution of the treescape. There is no published data to support the contention that trees are being excessively pruned or felled for these reasons.

Shade cast across developments, either by existing or proposed vegetation, is often desirable. Tree shade may be important in reducing daytime temperatures and moderating excessive solar gain. Shade and dominance is not considered to be excessive to the extent that the trees will be placed under pressure to be removed or harshly pruned.

Leaf litter occurs for only short periods of time and easily addressed through proper grounds maintenance and does not justify the loss of trees.

Certain deposits can be due to a substance called "honeydew", which causes a sticky deposit it usually peaks in late spring and early summer. The substance that drips from the leaves can be an inconvenience, but is essentially just sugar-water, and although unpleasant is harmless and can be washed off most surfaces with warm soapy water.

The incidence of "honeydew" is not considered to be such an inconvenience that the retention of trees is threatened. Other issues such as dead wood can be dealt with through normal tree maintenance such as crown cleaning.

4.03

The over-arching policy guidance in respect of the site is that contained within Manchester City Council's Manchester's Local Development Framework Core Strategy Development Plan Document and the policies of central government (NPPF 131).

There are no other sites where such a development could be located. The development retains trees, copses and hedgerows, wherever possible, and trees are replaced. Replacement provision is considered appropriate taking into account the trees that are being replaced and the location.

Chapter 5 Summary & Conclusions

5.01

The application site is described in detail in the planning, design and access statement.

5.02

The site is an area of land between Amberley Drive Mill Brook. The site is formally managed with the grass being kept at a prescribed length. The unintended consequence of the development will be the loss of the Category A and B trees, as noted.

Overall, from the major public view points, the scale of change will be low with a loss of established trees. There are no other sites where such a development could be located. The development retains trees, copses and hedgerows, wherever possible and trees are replaced. Replacement provision is considered appropriate taking into account the trees that are being replaced and the location.

5.03

A Heads of Terms method statement is appended to identify the potential areas of conflict and the broad measures that will be taken to demonstrate the scheme is feasible. Certain matters listed therein may alternatively be addressed satisfactorily by means of a condition(s). This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; the method statement fulfils the recommended criteria for arboricultural information.

Appendix A

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Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

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 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 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. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural 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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	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 remediable 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 designation.	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 value.	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 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.	Trees with no material conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height	Stem Diameter	Branch Spread M				Height of Crown Clearance	Clear Branch Height	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
		M	MM	N	E	S	W	M	M						
23	Oak	18	#600	2	4	6	6	1 (W)	2 (W)	M	Good	Good	Light ivy on the stem and into the canopy. Located on top of a bank. A tree of high quality and value in the landscape.	40+	A1/2
24	Oak	12	420	4	0.5	5	#7	2 (W)	4	M	Good	Good	Influenced in development by adjacent trees. Located on top of a bank. A tree of moderate quality and value in the landscape.	20+	B1/2
25	Hazel	10	300	4	5	4	3	1	1	M	Good	Good	Multi-stemmed. Leans east. Located on top of a bank. A tree of low quality and value in the landscape.	10+	C1/2
G5	Broad-leaved Group	<6	250	3	3	3	3	0	0	SM/EM	Good	Good	Group of willow with mature elderberry and prunus. A group of moderate quality and value in the landscape.	20+	B1/2
26	Ash	11	250	3	3	3	3	2	3	SM	Good	Good	A tree of high quality and value in the landscape.	40+	A1/2

Tree Ref No.	Species	Height	Stem Diameter	Branch Spread M				Height of Crown Clearance	Clear Branch Height	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
		M	MM	N	E	S	W	M	M						
27	Ash	12	550	3	2	4	4	4	4	M	Fair/Poor	Poor	Extensively decayed. Good wound wood. Storm damage. Located at the top of the stream. Bat roosting and wildlife potential.	20	B3
G6	Broad-leaved Group	<10	<200	4	4	4	4	0	0	SM/EM	Good	Good	Hazel with goat willow, hawthorn and ash. Long linear group along the top of the bank. Ground layer of bramble and nettle. A group of low quality and value in the landscape.	10+	C1/2
28	Oak	15	360	3	3	0.5	6	2 (W)	4 (W)	EM	Good	Good	A tree of high quality and value in the landscape.	40+	A1/2
29	Oak	18	1100	6	#8	5	7	2	3	FM	Good	Good	Located on top of a bank. A tree of high quality and value in the landscape. Work Crown clean.	40+	A1/2
30	Norway Maple	12	465, 270	3	5	5	5	2	3	EM	Good	Fair/Poor	Twin stemmed at ground level with a defective stem union. A tree of low quality and value in the landscape.	10+	C1/2

Appendix B

Contents

Heads of Terms Method Statement

Heads of Terms of an Arboricultural Method Statement

The purpose of this document is to serve as a live record of the Heads of Terms which are suggested for the proposed development. The Heads of Terms are in draft form and are therefore themselves subject to further discussion and/or agreement. Certain matters listed herein may alternatively be addressed satisfactorily by means of Condition. This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; this method statement fulfils the recommended criteria for arboricultural information.

The Draft Heads of Terms and obligations are as follows:-

Construction Exclusion Zone Fencing

- Timing for setting out, construction and completion of fencing generally in accordance with the phasing plan.
- Specification for fencing and or ground protection to be in accordance with BS 5837:2012.

Storage of Materials/Offices/Fuels

- Identification and reservation of land for storage of materials,
- parking of vehicles, location of offices and welfare facilities, fuels.

No dig structures

- Area to be identified.
- CEZ Fence to be relocated.
- Product to be installed as advised in the manufacture's literature.

Services

- Location of services including sewerage, gas, water, electricity.
- Timing of excavations where they pass within or close to retained trees in accordance with phasing plan.

Review/Site Inspection

- Review to be undertaken prior to the commencement of development to address: phasing and land uses.
- Arrangements for Review (monitoring).
- Review to allow for amendment / variation by agreement.

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