



Part 2: BS: 5837 Arboricultural Implications Assessment & 'Draft' Tree Protection Plan Report

Site:

Alma Park School
Errwood Road
Levenshulme
Manchester M19 2PF

Date of Site Visit:

31st January 2024

Prepared for:

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1.0 SCOPE OF REPORT

1.1 Instruction

1.1.0 I have previously been instructed to undertake a tree survey and compose a Tree Constraints Plan (TCP) following the guidance of British Standard 5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, gathering data on trees and vegetation within the boundary of Alma Park School as well as those on neighbouring properties considered to be within influencing distance.

1.1.1 This report takes the previously gathered tree data and constraints, and overlays that information with the proposed site plan and proposed site layout, allowing for an evaluation of how the proposed multi-purpose game area (MUGA) will co-exist with the tree population. Where there are trees which have the potential to influence, those trees must be considered as a constraint within the project planning.

1.2 Documents & supporting information

1.2.0 I was provided with the following documentation and plans prior to composing this report. They were sent via email in both PDF and DWG file format:

- Alma Park School - PLANNING (For Arbo use)

1.3 Aspects included within report

1.3.0 The information contained within this report follows the guidance of British Standard 5837 2012: *Trees in Relation to Design, Demolition and Construction – Recommendations*.

1.3.1 This Arboricultural Impact Assessment (AIA) is accompanied by a 'draft' Tree Protection Plan (dTPP). This plan illustrates trees to be retained and incorporated into the proposed development, identifies where above and below ground level constraints are caused and gives consideration to statutory controls, as well as the potential loss of trees on and adjacent to the site. Issues also considered identify any necessity to undertake facilitation pruning to retained trees, either arising from accommodation, excessive shading or due to an unacceptable amount of encroachment upon a retained tree's rooting zone.

1.3.2 The dTPP also identifies recommended locations of physical tree protection barriers, non-compacting ground protection, and site-specific working methodologies.

1.3.4 Mitigation measures are also provided within this report, identifying the need for physical tree protection barriers, non-compacting ground protection, as well as tree replacement planting.

1.3.5 Modified RPA's will be illustrated if known below ground level obstructions exist, or where considered appropriate to do so, whilst tree shade patterns and future canopy spread for young trees will also be illustrated where necessary.

1.4 Aspects excluded from report

1.4.0 This report does not include an Arboricultural Method Statement (AMS), or a 'final' Tree Protection Plan (TPP).

1.4.1 The contents of this report do not include discussions regarding subsidence and/or heave as a result of retention or tree removal, nor does this report consider the water demands of trees present to determine foundation design and depth. If required, this can be provided on request.

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION

2.1 Description of the proposed development

2.1.0 From the information provided to us and listed in Section 1.2 above, it is our understanding that the following aspects of proposed development which influence, or are influenced by the existing trees are:

1. Construction of a multi-use games area (MUGA) within open space at south of site

2.2 Table 1: Implications of proposed development upon existing tree population

Tree Ref.	Species	Category	Removal due to		Mitigation Required		Aspect of Development affecting retained tree
			Works	Condition	Crown	RPA	
T01	Sycamore (<i>Acer pseudoplatanus</i>)	B2	N/A	N/A	N/A	✓	• Proximity to site access.
T02	Common Hawthorn (<i>Crataegus monogyna</i>)	C2	N/A	N/A	N/A	✓	• Proximity to site access and work area.
T03	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	N/A	✓	• Proximity to site access and work area.
T04	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	N/A	✓	• Proximity to work area.
T05	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	N/A	✓	• Proximity to work area.
T06	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	✓	✓	• Works within RPA and crown spread.
T07	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	✓	✓	• Works within RPA and crown spread.
T08	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	✓	✓	• Works within RPA and crown spread.
T09	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	✓	✓	• Works within RPA and crown spread.
T10	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	✓	✓	• Works within RPA and crown spread.
T11	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	✓	✓	• Works within RPA and crown spread.
T12	Goat Willow (<i>Salix caprea</i>)	C2	✓	N/A	N/A	N/A	• Located within proposed MUGA layout.
T13	Goat Willow (<i>Salix caprea</i>)	C2	✓	N/A	N/A	N/A	• Located within proposed MUGA layout.
T14	Goat Willow (<i>Salix caprea</i>)	C2	✓	N/A	N/A	N/A	• Located too close to proposed MUGA layout.
T15	Goat Willow (<i>Salix caprea</i>)	C2	N/A	N/A	N/A	✓	• Proximity to work area.
T16	Myrobalan Plum (<i>Prunus cerasifera</i>)	C2	✓	N/A	N/A	✓	• Located too close to proposed MUGA layout.
T17	Sycamore (<i>Acer pseudoplatanus</i>)	B2	N/A	N/A	✓	✓	• Works within RPA and crown spread.
T18	Crab Apple (<i>Malus sylvestris</i>)	C2	N/A	N/A	N/A	✓	• Proximity to work area.
TG19	Goat Willow / Silver Birch Group	C2	N/A	N/A	N/A	✓	• Proximity to work area.
TG20	Mixed Species Group	C2	✓	N/A	✓	✓	• Proximity to work area.

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION (Continued...)

2.3 Table 2: Mitigation measures required for proposed development & existing tree conflicts

Tree Ref	Species	Category	Mitigation Required
T01	Sycamore (<i>Acer pseudoplatanus</i>)	B2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.
T02	Common Hawthorn (<i>Crataegus monogyna</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.
T03	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.
T04	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.
T05	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.
T06	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan. 2. "No-dig" foundation/base design and install, as per BH/240021/DTPP – Draft Tree Protection Plan.
T07	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan. 2. "No-dig" foundation/base design and install, as per BH/240021/DTPP – Draft Tree Protection Plan.
T08	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan. 2. "No-dig" foundation/base design and install, as per BH/240021/DTPP – Draft Tree Protection Plan.
T09	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan. 2. "No-dig" foundation/base design and install, as per BH/240021/DTPP – Draft Tree Protection Plan.
T10	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan. 2. "No-dig" foundation/base design and install, as per BH/240021/DTPP – Draft Tree Protection Plan.
T11	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan. 2. "No-dig" foundation/base design and install, as per BH/240021/DTPP – Draft Tree Protection Plan.
T12	Goat Willow (<i>Salix caprea</i>)	C2	1. Remove tree prior to works commencing.
T13	Goat Willow (<i>Salix caprea</i>)	C2	1. Remove tree prior to works commencing.
T14	Goat Willow (<i>Salix caprea</i>)	C2	1. Remove tree prior to works commencing.
T15	Goat Willow (<i>Salix caprea</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.
T16	Myrobalan Plum (<i>Prunus cerasifera</i>)	C2	1. Remove tree prior to works commencing.
T17	Sycamore (<i>Acer pseudoplatanus</i>)	B2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.
T18	Crab Apple (<i>Malus sylvestris</i>)	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION (Continued...)

2.3 Table 2: Mitigation measures required for proposed development & existing tree conflicts (continued...)

Tree Ref	Species	Category	Mitigation Required
TG19	Goat Willow / Silver Birch Group	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.
TG20	Mixed Species Copse	C2	1. Erection of robust Tree Protection Barrier, as per BH/240021/DTPP – Draft Tree Protection Plan.

2.4 Table 3: Tree work

Tree Ref	Species	Category	Schedule of works prior to erection of tree protection barriers
T06 – T11	Goat Willow (<i>Salix caprea</i>)	C2	• Crown raise/reduce to provide clearance for works.
T12	Goat Willow (<i>Salix caprea</i>)	C2	• Remove to ground level, grind out stumps.
T13	Goat Willow (<i>Salix caprea</i>)	C2	• Remove to ground level, grind out stumps.
T14	Goat Willow (<i>Salix caprea</i>)	C2	• Remove to ground level, grind out stumps.
T16	Myrobalan Plum (<i>Prunus cerasifera</i>)	C2	• Remove to ground level, grind out stumps.
T17	Crab Apple (<i>Malus sylvestris</i>)	B2	• Crown raise/reduce to provide clearance for works.

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT

3.1 Table 4: BS: 5837 categories & tree loss

BS: 5837 Category	Number
A	0
B	0
C	4
U	0
Total	4

3.2 Tree loss

3.2.0 Provisionally, the siting of the MUGA as laid out within the provided drawing necessitates the removal of 4 category C trees, T12, T13, T14 & T16.

3.2.1 The anticipated tree loss associated with this project could be effectively mitigated for with appropriate tree replacement planting, either along the eastern boundary, or elsewhere on-site

3.2.2 A tree planting plan can be provided on request.

3.3 Discussion of Direct Impacts

1.3.1 The proposed development is the installation of a multi-use games area (MUGA), to be sited within an open area of playing field, located towards the eastern boundary of the school site.

1.3.2 I have not been provided with any design specifications for the MUGA, but I anticipate it will require substantial ground preparation, and will likely be bounded on all sides by tall fencing.

1.3.3 The necessary grounds works for the installation will impact the RPAs of several trees, and as discussed above requires the removal of 4 trees. The height of any containment fencing has not been made clear, but will possibly require crown raise pruning to facilitate installation.

3.3.4 Any significant excavations or re-grading of soils within the RPAs of retained trees will likely cause root damage and/or severance, and also likely result in significant soil compaction, especially where large/heavy machinery is used.

3.2.1 It is possible that a densely planted group of same species trees such as TG20 can form a grafted/combined rooting system, with any tree removals or root pruning or damage potentially affecting the group as a whole. In addition, the removal of "edge trees" from a group is known to expose inner tree to an increased risk of failure in high winds.

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT (Continued...)

3.3 Discussion of Direct Impacts (Continued...)

- 1.3.4 Given all the above, it is my recommendation that consideration is given to the re-siting of the proposed MUGA layout closer to the eastern boundary of the site, and slightly further north. This would negate the need to remove any trees, and minimise both the amount of facilitation pruning and disturbance of the soils within the nominal RPAs of any tree. Please refer to the supplied plan "BH.240021.dTPP Alternate".
- 3.3.5 If however, the MUGA must be placed as originally indicated, it is my recommendation that it should be constructed atop non-compacting sub-base, such as Cellweb TRP® or similar, installed using no-dig techniques, and the design should incorporate a permeable top wearing surface treatment. Installation should begin at the current hard-standing to the north, with all works progressing south and working from atop the newly installed base, thereby avoiding the need for machinery access over unprotected root zones.

3.4 Discussion of Indirect Impacts

- 3.4.1 The only areas of hardstanding lie directly north of the area of works, these areas should be used for site facilities, material delivery/storage etc. All retained trees must be cordoned-off with barriers to avoid the temptation to either work from, or store equipment/material within the RPAs of the retained trees.
- 3.4.2 Use should be made of the existing hardstanding areas to access the working area.

3.4 Infrastructure requirements

- 3.4.0 Whilst I am not currently aware of any requirement for the installation of any utilities as part of this project, it is not unreasonable to anticipate there may be a requirement for lighting within the MUGA.
- 3.4.1 Normally ground use planning would form part of the development project, with existing and/or proposed utility corridors identified on the proposed plans, whereby it is strongly recommended that service ducts are shared across the service providers to limit further ground works and site disturbance.
- 3.4.1 Any proposed service runs should be designed with full consideration to the guidance and recommendations of National Joint Utilities Guidelines No.10 – Volume 04: *Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* and avoid the notional RPA of retained trees in all circumstances, in the first instance.
- 3.4.2 If services are proposed through a notional RPA of any retained tree, professional arboricultural advice must be sought to ensure that any potential impact is kept to a minimum. Proposed trenches will be highlighted for excavation using an air spade or thrust boring techniques should be employed to install underground utility services beneath the tree/s rooting zone. These matters can be detailed in the Arboricultural Method Statement as required.

3.5 Erection of tree protection barriers and laying of non-compacting ground protection

- 3.5.0 In order to safeguard the retained trees on and adjacent to the working area, it will be necessary to erect tree protective barriers prior to the commencement of works on site and to ensure that they remain in-situ for the duration of the project, unless otherwise directed.
- 3.5.1 The proposals presently do not necessitate the installation of temporary non-compacting ground protection.

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT (Continued...)

3.6 Shading of retained tree/s

- 3.6.0 Though not necessarily a negative observation, the siting of the MUGA to the east of the copse group TG20 will result in significant shading of areas of the MUGA, especially during autumn and winter months.

3.7 Potential growth and/or nuisance of retained trees

- 3.7.0 The designers should be minded that all retained trees located within the site will require continued management. There will likely be continued root growth into the soils beneath the MUGA installation, with extensive growth possibly causing damage to the top surface through lifting.
- 3.7.1 Leaf fall must also be considered at this stage, as the MUGA surface would potentially be affected by fallen leaves, particularly during autumn months. Unless there are plans to install netting over, or along one side of, the MUGA, regular cyclical crown pruning of the TG20 copse group may be required to minimise any nuisance caused by leaf fall.

4.0 APPRAISAL OF TREE LOSS & RETENTION

4.1 Table 5: Summary of trees

BS: 5837 Category	Remove	Retained		Total
		Tree work	No works	
A	-	-	-	-
B	-	1	1	2
C	4	6	8	18
U	-	-	-	-
Total	4	7	9	20

APPENDIX 1 LIMITATIONS OF REPORT

Limitations of the Arboricultural Implications Assessment

- This assessment is based upon information obtained from the BS: 5837 Tree Survey.
- All dimensions and measurement are based upon previously obtained data the BS: 5837 Tree Survey and from drawings provided to Bartlett Consulting.
- This assessment considers the possible implications to the proposed built structures. Suggestions from an arboricultural perspective may be provided outlining an alternative site layout. Such suggestions must be considered by the project Architect/Designer/or Engineer before implementing any suggestions.

Data on which the assessment is based

- Validity, accuracy and findings of the report are directed by the accuracy of information provided to Bartlett Consulting at the time of conducting the tree survey and during report writing.
- Checking of independent data/information will not be undertaken, with particular reference given to scaled maps and drawings provided to Bartlett Consulting

Validation of the assessment

- The assessment considerations/findings in this report remain valid for a period of one year, from the date of issuance.
- Such considerations/findings will become invalid if any building works are undertaken, soil levels altered, or any unsolicited tree works undertaken.
- If any alterations to the existing building structures, or soil levels, or if any unsolicited tree works have been completed, it is the recommendation of Bartlett Consulting that a new BS: 5837 Tree Survey/report is undertaken to reflect these changes.

Tree in relation to other properties

- This assessment only considers the trees in relation to the site and the proposed structures within it, as identified.
- The assessment does not comment upon trees in relation to structures beyond the boundaries of the site as identified (third party properties).
- Consideration of potential impact upon neighbouring built structures may be provided if pertinent, in the instances where boundary tree planting is proposed/required.
- Damage to, or potential damage to, any other built structures that is not referred to within this report are not considered, unless otherwise stated. This includes both neighbouring structures as well as any other structure on the site.

Trees in relation to subsidence, heave and direct damage

- This report does not deal with matters concerning subsidence or heave to any existing built structure on or neighbouring the site. It may be prudent to consider the effects of heave on any built structure if trees are to be removed.
- Similarly, the issue of direct damage (physical damage caused by tree roots) is not dealt with in this report.

Tree subject to statutory controls

- Whilst Bartlett Consulting has made attempts to ascertain if any of the trees subject to this report are 'protected', their status is always subject to change. Therefore, the final responsibility for checking statutory protection for trees rests with the employed contractor and not with Bartlett Consulting
- Any prescribed tree works to a protected tree are provided due to perceived hazard and risk, and should be considered acceptable by the Local Planning Authority (LPA). However appropriate notification must still be provided to the LPA as they may take an alternative point of view.

Trees are subject to environmental factors

- The statements, findings and preliminary recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and built environment around the tree(s) after the date of this report, nor any damage whether physical, chemical or otherwise.

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APPENDIX 2 REPORT REFERENCES

As a progressive company, we keep abreast of research data relating to Arboriculture. All observations, recommendations and works are based on current industry standard reference material and a selection of pertinent items is shown below.

This survey and report have evolved from industry material including the following:

- BS 5837: (2012) *Trees in Relation to Design, Demolition and Construction – Recommendations*
- BS 3998: (2010) *Tree Works - Recommendations*
- Town & Country Planning Act (Tree Preservation) (England) Regulations 2012
- Town & Country Planning Act (As amended) 1990
- Mattheck, C, Bethge K, Weber K. (2015) *The Body Language of Trees – Encyclopaedia of Visual Tree Assessment*
Karlsruhe Institute of Technology Campus North.
- National Joint Utilities Group (2007) *Publication Volume 4: Issue 2 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*
- National House Building Council Standard, Part 4.2 – *Building Near Trees*

Bartlett Consulting's arboricultural expertise has been used to interpret these references for practical application to the site and the trees which are the subject of this report, and to provide the most appropriate advice and guidance at this stage of project planning.

APPENDIX 3 TREE PROTECTION PLANNING

The draft Tree Protection Plan (dTPP) referenced BH/240021/dTPP can be found as an appendix at the end of this report. The TPP has been prepared in accordance with Section 7.1 of British Standard 5837:2012.

Tree protective fencing will be required to safeguard the retained trees against damage which may be sustained throughout redevelopment of the site, and this plan is indicative of the anticipated locations and/or zone of tree protection measures. The TPP has also been annotated to show indicative locations where, from an Arboricultural perspective, there is free space for the various demolition and construction requirements as well as site huts, outside of the zone of influence for tree protection & preservation.

The TPP has been drafted at this early stage to inform the client and landowners of these requirements, as well as illustrate how the tree protection measures and tree constraints may influence the free space around the site once development commences.

Vertical Barriers: physical protection measures for the retained trees, which will ensure that the designated RPAs become an exclusion zone during any stage of development. Fencing will prevent machinery, men, materials, and other site activities from occurring within RPAs or damaging the tree crowns.

Vertical barriers should be fit for the purpose of excluding construction activities, and appropriate to the degree and proximity of the site operations. A final specification will be provided once the layout has been finalised and agreed by all parties. An illustration has been included below for reference.

The vertical barriers shall completely exclude access during all phases of site operations. The protected areas shall not be used for the storage of materials or spoil, nor for the mixing of substances or the disposal of any residues. Materials, equipment and arising debris will not be stacked against the vertical barrier, even temporarily. A4 sized Notice Signs must be laminated and attached to the vertical barrier at regular intervals so all visitors and operatives are aware of the tree protection requirements.

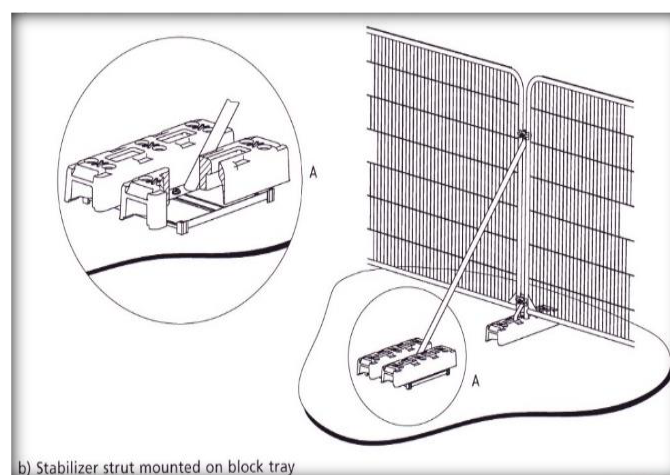


Figure 1: Illustration of Vertical Tree Protection Barrier

- Once erected, tree protection will be sacrosanct and must not be moved or adjusted during any stage of site operations without the prior written consent of Manchester City Council and Bartlett Consultancy.

We trust that the contents and recommendations contained within this report were informative, easy to understand and helpful to you, with regards to managing your tree. Should you have any further questions or concerns, please do not hesitate to contact us again.

REPORT CLASSIFICATION: BS: 5837 Arboricultural Implications Assessment & Draft Tree Protection Plan

REPORT STATUS: Final

REPORT COMPLETED BY: Mr Bruce Hauxwell
Arboricultural Consultant

SIGNATURE: 

DATE: Thursday 7th March 2024

REPORT REVIEWED BY: Mr G Davies FdSc Arb MArborA
Senior Arboricultural Consultant

SIGNATURE: 

DATE: Monday 18th March 2024

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Draft Tree Protection Plan

BH.240021.DTPP

SCALE :
1 : 250

@ A4

DATE :

18/03/2024



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