

Arboricultural Impact Assessment



Land at Peary Street, Manchester

23rd February 2024

TG Report No. 15911_R02a_JJ



**Tyler
Grange**

Report No:	Date	Revision	Authors
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Section 1: Introduction

Context

- 1.1 This Arboricultural Impact Assessment has been prepared by Tyler Grange on behalf of Social Sports Society ("the Applicant") in support of an application for temporary planning permission at land at Peary Street, Manchester ("the site").
- 1.2 The site is located immediately between Peary Street and Billbrook Street, just north of the A664 within the northern area of Manchester. The site measures approximately 0.53 hectares, and comprises predominantly of hardstanding with small areas of scattered scrub. **Figure 1.1** below provides an illustration of the site's location.



Figure 1.1: Red line boundary (© Google Aerial Imagery)

- 1.3 The description of development is as follows:
"Full planning application for the temporary use of land, comprising padel courts, multi-use courts, boule/pétanque courts, a bouldering wall and kids' Obstacle Course Racing; the erection of canopies; the installation of containers to include ancillary food and beverage use, portaloos, and reception area; and the inclusion of car and cycle parking, outdoor seating area, refuse area, lighting, and associated infrastructure."
- 1.4 Full planning permission will be sought for the proposed development for a temporary period of three years.

Site Context

- 1.5 The majority of the site area was made up of hard-standing surface, having previously been in use as a car-park. Areas bounding the site comprise tracts of scrub and limited stands of young and self-set trees. The scrub had a scattered nature and displayed an overall low diversity of common species. Vegetation is low quality and unmanaged.

Purpose

- 1.6 This report:
- Details the findings of a field-based BS5837 tree survey and the associated tree constraints towards new development on-site.
 - Identifies the arboricultural impact of the proposed development based in the context of local and national planning policy.
- 1.7 The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter 'BS5837') to accord with industry best practice.

Section 2: Tree Survey Findings

Tree Survey Summary

- 2.1 The tree survey was completed in accordance with BS5837 and the methodology as detailed at **Appendix 1**. The survey was completed in November 2023. In accordance with best practice a measured topographical survey (supplied by others) was used to inform the location of trees and their surrounding context. The distribution of the trees surveyed is illustrated on the TCP which includes plotted details of the following in accordance with BS5837:
- Tree quality gradings¹;
 - Root Protection Areas (RPAs)²; and
 - Tree canopy spreads³.
- 2.2 The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (See **Appendix 2**) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed. 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.
- 2.3 All vegetation is of low quality and value (Category C) given its age and naturalised context.

Planning Policy Context

- 2.4 A summary of the applicable national and local planning policies pertinent to trees and woodlands is included at **Appendix 4** of this report.

Tree Preservation Orders (TPOs) and Ancient Woodland, Ancient, Notable and Veteran Trees

- 2.5 There are no TPOs on or within influence of the site.
- 2.6 As shown on the magic.gov.uk website, there are no Ancient Woodlands located on nor within influence of the site.
- 2.7 As shown on the Woodland Trust Ancient Tree Inventory, there are no Ancient, Notable or Veteran trees recorded on site. No such trees were identified during the BS5837 tree quality survey of the site.

¹The value of arboricultural features surveyed in accordance with the methodology set-out Appendix 1.

²a 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. See further explanation at Appendix 1.

³Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 1.

Section 3: Arboricultural Impact Assessment

- 3.1 This assessment is informed by a composite overlay of the BS5837 tree survey information and proposed development layout as shown on the Tree Retention and Removal Plan ('TRRP') contained to the rear of this report.
- 3.2 The layout removes portions of site's low value and self-set boundary vegetation but affords scope for retaining pockets of G1 and G2 vegetation. Within G1, the stands of taller Italian Alder *Alnus cordata* to the site's northernmost corner for example are not in direct conflict and could be cut back and retained. Likewise in relation to G2, north of the proposed site access and south of the proposed cycle stands, a portion of the boundary stock can be retained. Moveable planters will also be provided as part of the layout to mitigate for the removals.

Conclusion

- 3.3 There are no trees of high arboricultural value on nor within influence of the site with the baseline comprising tracts of young scrub and low value ash, alder and sycamore tree cover which is self-seeded and influenced by the site's developed context. Existing vegetation is low value, self-set and of a limited maturity. On-site vegetation is not covered by a Tree Preservation Order. Moveable planters will be provided as part of the layout to mitigate for the removals. The proposals are therefore supportable from an arboricultural perspective.

Appendix 1: Tree Survey Methodology, Constraints Mapping and Report Limitations



Appendix 1: Tree Survey Methodology, Constraints Mapping and Report Limitations

Field Work

- A1.1 In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A1.2 Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A1.3 The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A1.4 The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A1.5 Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.
- A1.6 The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.



- A1.7 The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

- A1.8 The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

- A1.9 The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices

Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Tree Quality Gradings



- A1.10 The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 2). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively.

Root Protection Areas

- A1.11 The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.
- A1.12 Plotted RPAs serve as 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.
- A1.13 Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:
- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
 - b) topography and drainage;
 - c) the soil type and structure;
 - d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.
- A1.14 The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies

- A1.15 The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

Limitations

- A1.16 The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for



retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

- A1.17 No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A1.18 Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A1.19 The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A1.20 A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 2: 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 other category U trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			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	1.Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	Identification on Plan
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 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 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



Appendix 3: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm) and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	S	E	W								
G1	Silver Birch, Sycamore, Goat Willow, Italian Alder, Dog rose, Buddleia	4 - 8m	50 - 75	1.00	1.00	1.00	1.00	0.00	Young	Fair	Fair	C2	Belt of self-seeded site boundary scrub and young trees displaying overall low diversity of common species. Naturalised and unmanged.	0.9m	-
G2	Ash, Sycamore, Dogwood	4 - 6m	50 - 75	1.00	1.00	1.00	1.00	0.00	Young	Fair	Fair	C2	2no. Larger ash and sycamore within belt of southern boundary scrub. Self-set trees, unmanaged.	0.9m	-

Appendix 4: Planning Policy Context



Appendix 4: Planning Policy Context

Policy Context

National Planning Policy

- A4.1. The National Planning Policy Framework (NPPF) was updated in December 2023 and is a material consideration in planning decisions and outlines the Government's planning policies for England, setting out how these are expected to be applied. The consideration for existing trees and woodlands in the context of planning and new development is set out within Section 12 'Achieving well-designed and beautiful places' and Section 15 'Conservation and Enhancing the Natural Environment'.
- A4.2. Section 12, paragraph 136 states that "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".
- A4.3. Section 15, paragraph 180 provides a series of prerequisites to inform how 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".
- A4.4. 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".
- A4.5. Section 15, paragraph 186 highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "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".
- A4.6. Section 15, 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".
- A4.7. Considering the surveyed trees in the context of NPPF paragraph 186, it should be noted that no protected trees, Veteran trees nor Ancient Woodlands are present on or within influence of the site, nor does the site lie within a Conservation Area and as such, the policy tests within paragraph 186 c) need not be engaged.



Local Planning Policy

Manchester City Council Core Strategy

- A4.8. Manchester's Core Strategy was adopted on 11th July 2012 and is the key Development Plan document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan (UDP) as the document that sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.
- A4.9. **Policy EN9 Green Infrastructure** states that *"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 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"*.
- A4.10. **Policy EN 15 Biodiversity and Geological Conservation** adds that *'The council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to... The council's objective to protect and conserve the City's existing trees and woodlands and aim for a net increase in trees across the City'*.

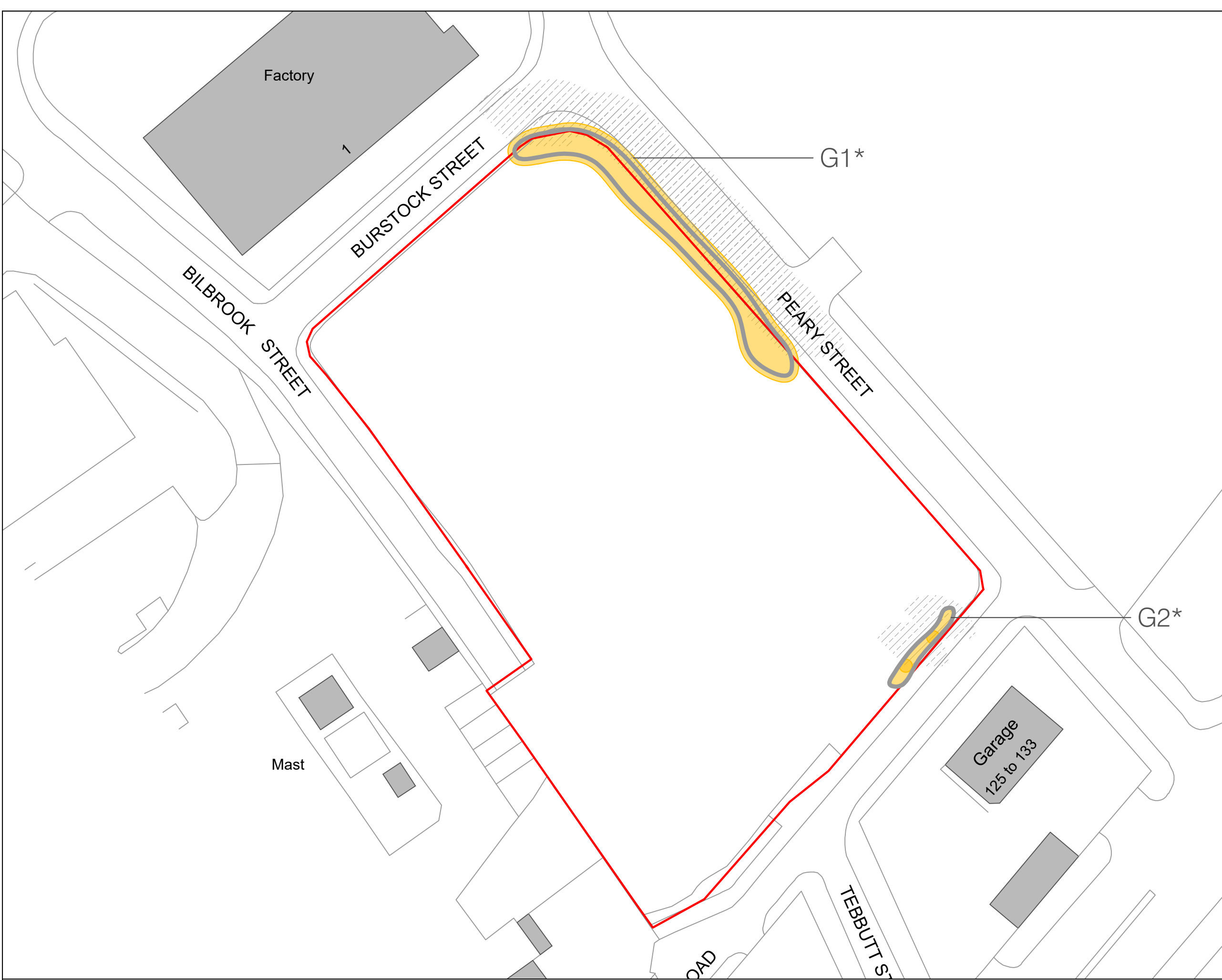


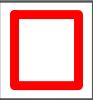
Plans:

15911/P03: Tree Constraints Plan

15911/P04: Tree Retention and Removal Plan





-  Site Boundary
-  Category C - Trees of low quality and value
-  BS5837 Canopy Shading Extents
-  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)

* denotes trees not included on topographic survey, plotted approximately based on aerial imagery and site-observations



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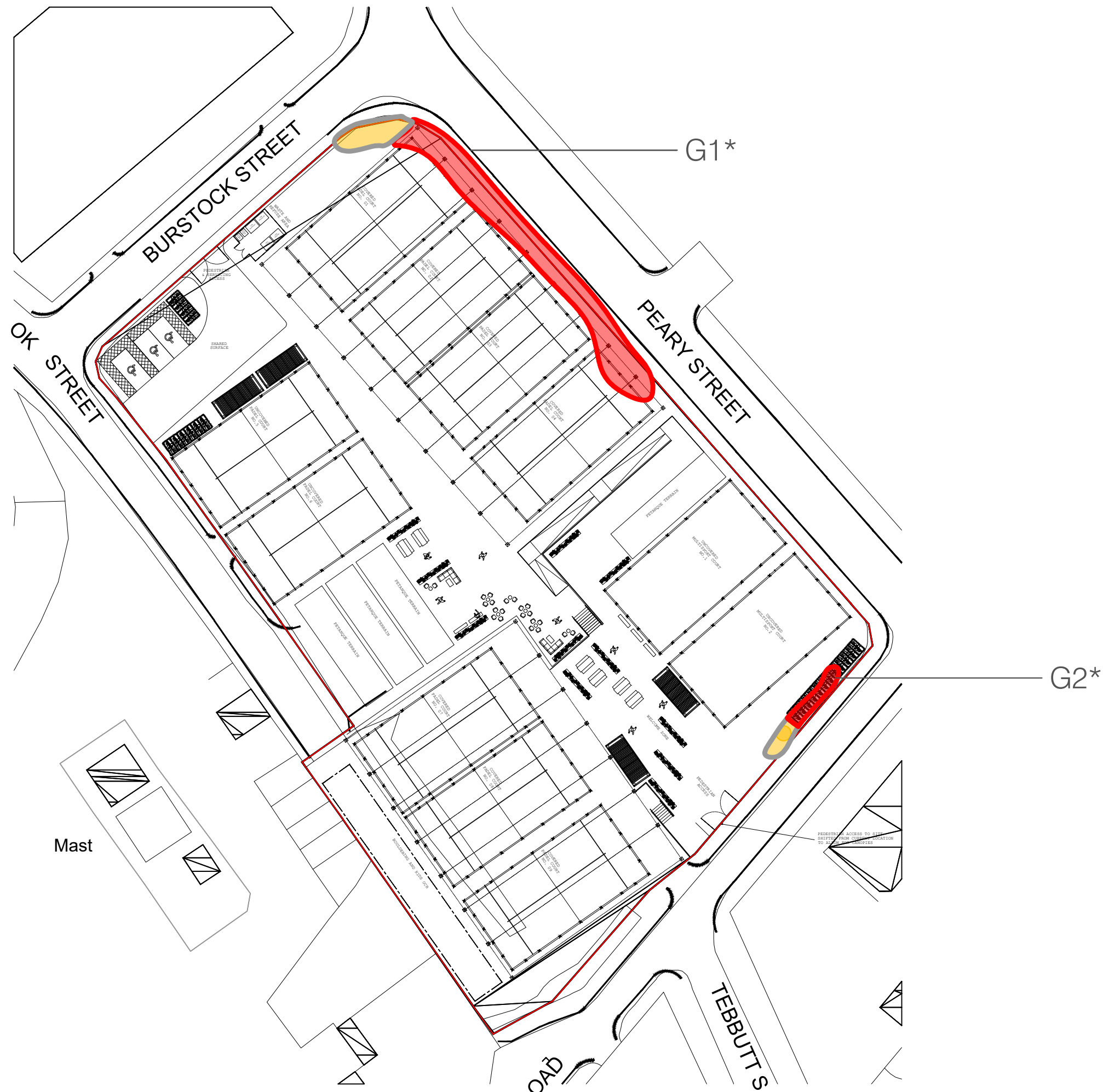
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Tree Constraints Plan

Project	Land at Peary Street, Manchester
Drawing No	15911/P03
Date	February 2024



-  Site Boundary
-  Category C - Trees of low quality and value
-  Trees proposed for removal
-  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)

* denotes trees not included on topographic survey, plotted approximately based on aerial imagery and site-observations



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Tree Retention and Removal Plan



0m 5m 10m 15m 20m 25m

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Project Land at Peary Street,
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