

Arboricultural Survey:

Tree condition Report

Site:

Moho building and Burton Place
Arundel Street
Manchester
M15 4PT

Client:

FirstPort Property Management

Date:

6/9/2023

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Introduction

1.1 Purpose of the survey

A survey is undertaken for the above location to give a detailed investigation into the structural and physiological vitality of the trees on site. The condition of the trees on site is assessed and detailed arboricultural advice is given with regards to the best management options for the trees in question

1.2 Terms of Reference

Instructions were given by G Armitage of FirstPort Property Management to visit the site and prepare the findings in a report. The survey should be read in conjunction with the site plan located in Appendix A. The site map is not to scale and therefore should not be used to create construction plans necessary for development works.

1.3 Method of Inspection

The inspection of the trees was undertaken at ground level using visual assessment (VTA) of the trees canopy, stem and basal area, based on a methodology devised by Mattheck (1998). No diagnosis tools were used in the survey. Further investigation including decay detection or climbing inspections will be recommended where suitable.

1.4 Qualifications and Experience

This survey is based on the author's site observations and the provided information. Conclusions have been made in light of his experience and qualifications. A list of the authors experience and qualifications in arboriculture are detailed in Appendix B. The client may choose to accept or disregard the recommendations made in this report, or seek additional advice.

1.5 Limitations

Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety although the risk should be managed to an acceptable level no tree can be guaranteed as safe at all times.

1.6 Tree Status

Through correspondence with Manchester Council planning (8/9/2023) the site is confirmed as being within the Castlefield Conservation Area 1979. Such a search comes with the caveats of the local authority and independent confirmation will be required before undertaking any works

Before undertaking any works within a Conservation Area (CA) the Local Planning Authority (LPA) must be notified of the intention to undertake works. The LPA has a statutory duty to consider the service of a TPO if they consider the notification detrimental to the amenity of the area.

Tree preservation orders are constantly being made, reviewed, and amended therefore this information should be considered accurate only on the day the report is issued. It is a criminal offence to cut down, top, lop, uproot, wilfully damage or destroy any tree covered by a TPO unless the LPA has specifically permitted the work, roots have as much protection as branches. Fines for illegal work can be as much as £20,000 per tree.

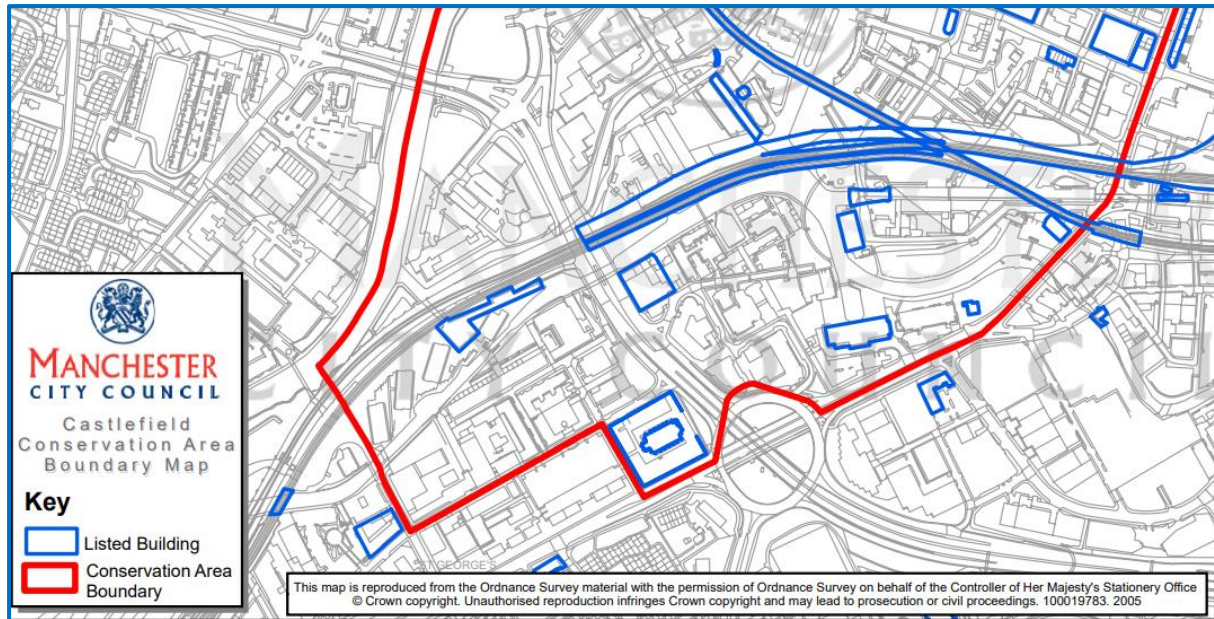


Figure 1: Source: - Manchester council – Conservation area outline in red.

2.0 Caveats and Limitations

2.1 Change of Weather Conditions

The content of this report may become invalidated if a change of circumstance affecting the trees arises as a result of unusual weather conditions. Particularly storms and high winds.

2.2 Change of Soil Conditions

Structural or chemical soil disruption around the trees may invalidate the findings in this report, especially where there is significant damage to the root area of the tree.

2.3 Investigative Method Limitations and Extent of Investigation

The trees in question were surveyed using non-invasive methods (the trees were not exposed to any physical disruption such as drilling necessary for fractometer measurements). Recommendations regarding internal cavities and/or internal decay cannot be made from this report without further inspection. Chemical analysis of the soil was not undertaken. Comments made upon the structure of the tree are based upon inspection from ground level.

2.4 Force Majeure

The contents of this survey may become invalidated by any 'Force Majeure' such as significant natural or man-made disasters out of the control of any specific party.

2.5 Report Manipulation

The report is issued for the purposes of the instructing client in the form it is given and therefore no liability is accepted to any other party where reproduction, manipulation or reliance upon any incorrect representation of this report has been undertaken.

2.6 Tree Ownership

Work recommendations given do not override the need to establish ownership and if necessary, obtain permission where required

3.0 Survey Details & Brief Site Description

3.1 Survey Details:

- The survey took place on Thursday 6 September 2023
- Weather conditions were as follows on the day of inspection

Table 1: Weather on site at date of inspection

Conditions	Value
Temperature (°C)	20
Humidity (%)	65%
Visibility	Good

- No diagnosis tools were used in the survey.
- Crown spread, and tree height were estimated, but are considered to be accurate enough for the purpose of the report
- Mature trees with a DBH greater than 200mm situated within the Survey boundary were included within the survey.
- Areas of low risk, similar species, condition and age have been assessed as groups for ease of interpretation.

3.2 Tree Observations

The significant trees were assessed visually and the relevant information recorded. Data was collected on all trees and can be found in Appendix C. An explanation of the tree schedule format is also included at the beginning of Appendix C.

3.3 Identification and Location of the Trees

The survey should be read in conjunction with the Site Plan located in Appendix A. The map is only for illustrative purposes, and is not a scale drawing.

3.4 Site Use and Description

The site consists of a large residential complex with an open courtyard / shared space in the centre where trees are located within a raised deck area. Formal planting of Birch trees within raised planting beds is located on Burton place between other residential flats.

3.5 Topography

There is a significant level change to the decked area within the centre of the Moho building.

3.6 Amenity Value and Height

The trees within the Moho building have limited amenity value due to their physiological condition and location. Trees along Burton place have a higher amenity value as there are few other trees within the wider area and limited green space.

3.7 Age Mix & Species Diversity

The trees included in the survey are generally semi mature, (a tree in its first third of life expectancy)

4.0 Tree Appraisal

4.1 Number of Trees

A total of 14 individual trees are included in the survey.

4.2 Overall Condition

The trees inspected could be considered as being overall in a good/fair condition physiologically; however some minor structural defects were noted.

The trees inspected can be broken down as shown below in table 2.0:

Table 2.0- Breakdown of tree work suggested

Work Priority	Explanation	Number of Trees	Percentage
1	Urgent (hazardous)	0	0%
2	To be completed within 6 months (potentially hazardous)	0	0%
3	To be completed within 12 months (limited hazard)	1	7%
4	Recommended as good arboricultural practice/aesthetics	13	93%

4.3 Tree Appraisal

4.3.1 General Comment

Overall, the trees on site appear in fair physiological condition, the location of the trees within raised planters and raised decked areas is likely to mean the trees are within impoverished soils which may lead to tree decline over time. Old pruning wounds indicate the trees have been managed in the past. crown reduction work has been undertaken at both sites; trees now feature minor regrowth from the old pruning points.

No work of a high priority was identified on the day of inspection, where trees are located near property, lights, or paths then it is recommended these are monitored as they may need to be managed with cyclical pruning events to maintain adequate clearances

4.3.2 Priority 3 Work

1 tree has been recommended for removal as priority 3. T2 has areas of bark necrosis and dysfunctional wood visible on the main stem suggesting there may be some stem decay, the sparse canopy also suggests that the tree is in early stages of decline with limited long term retention value.

Specific work recommendations are attached within the work schedule (Appendix C)

4.4 Monitoring

4.4.1 Survey Frequency

Trees often feature various structural and physiological defects including the presence of decay and/or diseased cavities and included bark. Although these defects may not compromise the tree's structural integrity at present, it is recommended they be monitored for signs of further decline in the future. Re-inspection should be done in accordance with the following schedule.

Table 3: Suggested Re-inspection Cycle

Inspection frequency (years)	Tree ID
3	All trees

4.4.2 Survey Timing

It is recommended that the next survey should be undertaken in the summer months when the trees are in full leaf and an assessment of the condition of the canopy can be made. While this may not help in determining structural condition it will allow for an assessment of the physiological condition of the trees.

4.4.3 Monitoring by on site staff

Trees located in areas of high usage i.e. used daily or weekly should be inspected by on site staff on a monthly basis and after significant weather events. It is recommended that the client inspect all trees after any high wind or weather event for any obvious defects such as lifting root plate, cracks in ground, cracks in stem or branches, dead branches, hanging branches or change in canopy condition. Record those inspections (date and a sentence saying what you did and if you noticed anything out of the ordinary) in a simple document and if there is anything concerning or different from normal then seek further advice from an arboricultural professional.

5.0 Conclusions

5.1 Recommended Timescale

The work highlighted in the tree schedule, provided in Appendix C should be completed within the allocated time scales. This work will help to minimise the potential hazards the trees may pose to the public and surrounding property in the near future.

5.2 BS 3998: 2010

All tree work should be carried out in accordance with BS 3998:2010 "Recommendations for tree work" by a competent, qualified arborist. They must also hold sufficient public/employees liability insurance

5.3 Re-inspection Cycle

It is recommended that all trees highlighted for monitoring be regularly checked by onsite staff or residents and that a comprehensive arboricultural report to update their status is carried out by a qualified and competent consultant every 3 years

Appendix A: Site Plan

Appendix B: Authors Qualifications & Experience

The author has worked in the Arboricultural industry since 2002, firstly as a climbing arborist and then team leader. The author completed the National Diploma in Arboriculture and Urban Forestry at Askham Bryan College, York attaining triple distinction and awarded the John Mander trophy for best all round student. The author's role as team leader has seen them undertake a wide range of practical operations as well as conducting tree surveys and reports for a number of organisations. The author returned to Askham Bryan in 2009 and completed the Foundation Degree in Arboriculture passing with distinction and awarded the William Birch trophy for best student.

After gaining further surveying experience for a large national arboricultural services company the author took on the role of primary consultant with Aire Valley Tree Consultancy Limited. The main responsibilities in this company are based around dealing with proposed/active development sites, giving advice on trees in relation to construction, health and safety appraisals, tree inventories and planning appeals.

As a current member of the Arboricultural Association the author continues their professional development through participation in regular seminars and training events.

All information given in this report is based upon the experience of the author and backed up with relevant arboricultural knowledge available at the date of inspection (Thursday 6th September 2023).

Appendix C: Explanation of Survey Details & Tree Schedule

Tree ID: Each tree/group has been given a unique number, which coincides with the site plan located in Appendix A.

Species & Botanical name: Where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Age: Is described as newly planted, young, semi-mature, mature, or over.

Height (m): This is measured approximately to the nearest 1 m. If height issues are critical measurements can be collected accurately using optical instruments.

DBH (mm): The Diameter at Breast Height of the given tree at 1.5 m above soil level, (On sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be taken below the junction where possible.

Crown Spread: For this survey the crown spread has been approximately calculated to the nearest metre.

Form: This is an indication of the trees overall appearance and structure, it is classed as good, fair or poor.

Hazardous Rating: Categorises hazardous trees and their potential to fail. The systems classifications are high, medium, or low.

Comments: Narrative comment on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Recommendations: Preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Work Priority:

1. Work that should be completed immediately to minimise the risk of injury or property damage. These trees are coloured **red** on attached site plan.
2. Work of a high priority that should be undertaken within the first six months after the date of the published report. These trees are coloured **grey** on attached site plan.
3. Work of a medium priority that should be undertaken within the first twelve months after the date of the published report. These trees are coloured **blue** on attached site plan.
4. Work of a low priority usually recommended for aesthetics or good arboricultural practice, rather than risk management, it is recommended that these works are carried out within twelve months before the survey becomes invalidated. These trees are coloured **green** on attached site plan.

Tree ID	Tag #	Species	Age Class	Stems	DBH (mm)	Height (m)	Average Spread	Condition	Base	Stem	Canopy	Action	Priority
T1	456	Robinia sp	Early-Mature	1	200	7	3	Fair	Decking prevents inspection	No significant visible defects	Crown lifted, minor deadwood, previously reduced, now with regrowth from old pruning points	Remove dead wood	4
T2	457	Robinia sp	Semi-Mature	1	140	5	2	Fair	Decking prevents inspection	Bark necrosis around base of stem, dysfunctional wood visible, possible decay to base of stem. Frass indicates insect activity	Crown lifted, minor deadwood, previously reduced, now with regrowth from old pruning points but limited viable canopy. Broken branch retained in canopy. Limited long term retention value	Remove to ground level	3
T3	458	Robinia sp	Early-Mature	1	130	7	2	Fair	Decking prevents inspection	Old fungal fruiting bodies, possible Auricularia auricula-judae, localised wood dysfunction to stem base. Frass indicates insect activity	Asymmetrical canopy due to light competition minor dead wood, previously reduced now with limited regrowth. Limited long term retention value	Remove deadwood	4
T4	459	Robinia sp	Semi-Mature	1	160	7	3	Fair	Decking prevents inspection, partial contact with stem base	Old pruning good callous No significant visible defects	Previously reduced now with limited regrowth. Deadwood in canopy	Remove deadwood	4
T5	460	Robinia sp	Early-Mature	1	200	7	3	Fair	Decking prevents inspection	Old pruning wounds with good callous	Previously reduced now with limited regrowth. Deadwood in canopy	Remove deadwood	4

Tree ID	Tag #	Species	Age Class	Stems	DBH (mm)	Height (m)	Average Spread	Condition	Base	Stem	Canopy	Action	Priority
T6	461	Robinia sp	Early-Mature	1	190	7	3	Fair	Decking prevents inspection, partial contact with stem base	No significant visible defects	Previously reduced, minor regrowth, dead wood in canopy	Remove dead wood	4
T7	462	Betula sp	Semi mature	1	140	6	2	Poor	Located within raised planter. No significant visible defects	Old pruning wounds with good callous, no significant visible defects	Sparse canopy, previously reduced, minor regrowth. Tree appears in decline	No work at this time	4
T8	463	Betula sp	Semi mature	1	130	7	2	Fair	Located within raised planter. No significant visible defects	Old pruning wounds with good callous, no significant visible defects	Pruned from building, previously reduced, minor regrowth. No significant visible defects	No work at this time	4
T9	464	Betula sp	Semi mature	1	140	7	2	Fair	Located within raised planter. No significant visible defects	Old pruning wounds with good callous, no significant visible defects	Pruned from building although minor branches in proximity at time of inspection. Minor dead wood. Previously reduced, minor regrowth	No work at this time	4
T10	465	Betula sp	Semi mature	1	130	7	2	Fair	Located within raised planter. No significant visible defects	Old pruning wounds with good callous, no significant visible defects	Pruned from building, previously reduced, minor regrowth. Small broken branch retained in canopy	Remove broken branch	4
T11	467	Betula sp	Semi mature	1	120	6	2	Fair	Located within raised planter. Staining to stem base. No significant visible defects	Old pruning wounds with good callous, no significant visible defects	Pruned from building, previously reduced, minor regrowth	No work at this time	4

Tree ID	Tag #	Species	Age Class	Stems	DBH (mm)	Height (m)	Average Spread	Condition	Base	Stem	Canopy	Action	Priority
T12	466	Betula sp	Semi mature	1	130	6	2	Fair	Located within raised planter. No significant visible defects	Old pruning wounds with good callous, no significant visible defects	Pruned back from building, previously reduced. Minor regrowth minor dead wood.	No work at this time	4
T13	NA	Betula sp	Semi mature	1	130	7	2	Fair	Located within raised planter. No significant visible defects	Old pruning wounds with good callous, no significant visible defects	Previously reduced. Minor regrowth minor dead wood	No work at this time	4
T14	NA	Betula sp	Semi mature	1	140	7	2	Fair	No access to inspect due to development hoarding	No access to inspect due to development hoarding	Previously reduced, minor regrowth	No work at this time	4

Appendix D: List of References

Coombes,(1992) **Trees**, Dorling Kindersley, London

Lonsdale D (1999), **Principles of Tree Hazard Assessment and Management**, Forestry Commission

A.Mitchell (1974), **Trees of Great Britain and Northern Europe**, Harper Collins publishers

R.G. Strouts (1994), **Diagnosis of ill-health in trees**, Forestry Commission

K. Weber & C. Mattheck, (2001), **Manual of Wood Decays in Trees**, The Arboricultural Association, Romsey

Appendix E: Authors Signature & Declaration

It is trusted that this report provides the necessary information for the client to make an informed decision regarding tree management on the site, but should any further advice be required please do not hesitate to contact the author.

It is important to remember that all trees have the potential to fail when subject to extreme climatic conditions. Claus Mattheck (1995) highlights the weaknesses of the visual tree assessment when he states:

"We can use VTA to state to what extent a defective tree is at greater risk of breaking, compared with a completely sound one. However, since nature's principle of lightweight structures allows a natural failure rate to occur even without defects, there can be no absolute guarantee of safety."

It follows that the survey cannot comprehensively identify all possible failures but is restricted to the management and reduction of identifiable risks.

I hope this reports provides you with the information you require; however if you have any queries please feel free to contact me at any time.

It is understood that due to the unpredictable and constantly changing nature of trees growing in environments where no two situations are the same, this report is valid for one year after the date of inspection (Wednesday 30th August 2023).

Signed Wednesday, 13 September 2023



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