

Arboricultural Impact Assessment (AIA)

OCTOBER 2019

First Street South

Manchester

M15 4FG

U R B A N
G R E E N

QUALITY MANAGEMENT

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Location:	First Street South, Manchester, M15 4FG			
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o1	24 October 2019	Client comment; detail landscaping scheme	AB	KO
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1. Executive Summary

- 1.1.1. Urban Green has been instructed by Downing Living (Manchester) Limited Partnership Incorporated to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at Plot 11, First Street South, Manchester, M15 4FG and produce our findings in a report.
- 1.1.2. It is proposed to construct a 44-storey tower located on the North West part of the site with three stepped lower buildings to the south and east. The proposal will provide c.2,200 high-quality, purpose built co-Living units with shared amenity spaces. The proposed design will incorporate a sloped 'landscaped green wedge' with the buildings wrapping around the site opening up to the south west.
- 1.1.3. An extensive tree planting and landscaping scheme is proposed for the site. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.4. The proposed development necessitates the removal of all trees within the site except one 'moderate quality' tree to the south and one offsite 'moderate quality' tree to the north west. It should be noted that the majority of trees internal to the site are 'low quality' and their removal will not materially harm the wider amenity.
- 1.1.5. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.6. Tree protection fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.7. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

2. Introduction

2.1. Instructions and references

- 2.1.1. We have been instructed by Downing Living (Manchester) Limited Partnership Incorporated to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837:2012 that states ‘Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.’
- 2.1.4. The site is located in the area shown in Figure 1. The OS Grid Reference is SJ 83790 97191.



Figure 1 – Site Location Plan – Adjacent to junction of Mancunian Way and Princess Street

2.2. Scope

- 2.2.1. The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.
- 2.2.2. The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

2.3. Documents provided

- 2.3.1. A scaled plan prepared by SimpsonHough has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans in Appendix 4. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

2.4. Limitations

- 2.4.1. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

3. Legislation

3.1. Tree protection status

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. An email enquiry sent to the planning department at Manchester City Council on 30th September 2019 confirmed that the site is not in a conservation area and that trees on the site are not currently the subjects of a tree preservation order (TPO).
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. Unless the tree has an exemption then it is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.
- 3.1.6. The pruning of overhanging branches from third party trees is possible as long as the trees are pruned within the standards laid out in BS3998:2010. It is recommended that any pruning of third-party trees should be agreed with the tree owner.

3.2. Wildlife

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 3.2.2. Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 3.2.3. If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the development

- 4.1.1. It is proposed to construct a 44-storey tower located on the North West part of the site with three stepped lower buildings to the south and east. The proposal will provide c.2,200 high-quality, purpose built Co-Living units with shared amenity spaces. The proposed design will incorporate a sloped 'landscaped green wedge' podium with the buildings wrapping around the site opening up to the south west. A proposed extensive tree planting and landscaping scheme for the site will provide approximately 34 trees over the podium and approximately 110 trees within the public open space area. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree constraints

- 4.2.1. BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) explained

- 4.3.1. The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.4. Impacts of development

- 4.4.1. Removal of off-site U category tree T1 is proposed as appropriate arboricultural management irrespective of the development proposal.
- 4.4.2. B category trees G5 (five trees) and most of G6 (five trees) along with C category trees G3 (approximately 8 trees), G4 (approximately five trees) and T7 will be removed to accommodate the development. Loss of G3, G4 and T7 will not materially harm the wider amenity of the area. The resulting visual impacts due to the loss of G5 and most of G6 will be mitigated by implementation of an extensive tree planting and landscaping scheme for the site to include approximately 34 trees over the podium and approximately 110 trees within the public open space area.

- 4.4.3. Off-site tree T2 and the southernmost tree within G6 will be retained and can be protected during construction in accordance with BS5837.

4.5. Tree surgery works

- 4.5.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and also include details or remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.5.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.5.3. The pruning of overhanging branches from third party trees is possible, as long as the trees are pruned within the standards laid out in BS3998:2010. It is the recommendation of this report and any pruning of third-party trees should be agreed with the tree owner.
- 4.5.4. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6. Protective fencing

- 4.6.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.6.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.6.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.6.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.6.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.6.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

4.7. Removal of surfaces in the RPA

- 4.7.1. The following restrictions will apply:
- Hard surfaces should be kept in place for as long as possible during construction works in order to prevent soil compaction in the RPA.
 - During surface removal, the following restrictions will apply:

- Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
- No excavation below the existing sub-base will occur.
- All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.8. Temporary site cabins

- 4.8.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.8.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.9. Utilities

- 4.9.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.10. Recommendations

- 4.10.1. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.
- 4.10.2. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.
- 4.10.3. The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendix 2 in order to correctly interpret the tree data. All images within the Tree Data Schedule are diagrammatical only. Their purpose is to indicate, at a glance, the relative dimensions of each tree. The images are computer generated based on measurements recorded for stem diameter, crown spread, crown height and overall height.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
							Priority	Inspect Freq (yrs)			
T1#	London Plane Platanus x hispanica	6	0.5	350	0.5 1.5 0.5 3	1: Tree is located off-site 2: Regrowth from stump.	Remove.		Good	<10 U	4.20
							Moderate	1	Poor		
T2#	London Plane Platanus x hispanica	9	0.1	330	3 3 5 6	1: Tree is located off-site 2: Stem abrading from metal fence to north, sensitive removal of fencing required - reinspect after removal. 3: Possibly highway tree - check ownership. 4: Suitable for 4m crown lift if access required.	No action required.		Good	20-40 B	3.96
							n/a	3	Fair		
G3#	Semi-Mature Mixed Mixed	av 8	av 0.1	av 100	av 2.5 2.5 each	1: Group consisting of ash, sycamore and norway maple 2: Acceptable condition at present. 3: Regrowth from stump at 0.5m. 4: Poor quality trees. 5: Base of stems deflecting tarmac.	No action required.		Good	10-20 C-	1.20
							n/a	3	Fair		
G4	Semi-Mature Mixed Species	av 7	av 0.1	av 200	av 3 3 each	1: Group consisting of ash, norway maple and elder. 2: Previously topped at 2-2.25m with regrowth. 3: Several stem wounds. 4: Growing through tarmac.	No action required.		Good	10-20 C-	2.40
							n/a	3	Fair		
G5	Early-Mature Norway Maple Acer platanoides	av 17	av 3	av 450	av 7 7 each	1: Crowns suitable for 5m crown lift if required for access. 2: Deadwood throughout crowns (minor). 3: 1 hung up branch of approximately 125mm in diameter in southwesternmost tree. 4: Several included bark unions with no signs of failure.	Deadwood.		Good	40+ B	5.40
							Moderate	3	Fair		
G6	Early-Mature Norway Maple Acer platanoides	av 16	av 3	av 550	av 7 7 each	1: Informal group of six trees. 2: No evidence of significant pruning. 3: Some exposed roots and compacted ground from mowing. 4: Canopies could be pruned to obtain 5 metres ground clearance if required	No action required.		Good	40+ B	6.60
							n/a	3	Good		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T7	Semi-Mature London Plane	5	2	175	2.5 2.5 2.5 2.5	1: Regrowth from stump.	Remove.		Good	10-20	2.10
	Platanus x hispanica								Fair	C	

Appendix 2 - Tree Schedule Definition of Terms

Tree Referencing	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category	Young Usually <15 years Semi-mature Significant growth expected, upto one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
Tree Diagrams	A diagrammatical representation of the tree taken from measurements of stem diameter, crown height and spread, and overall height.
Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 - Tree Retention Category

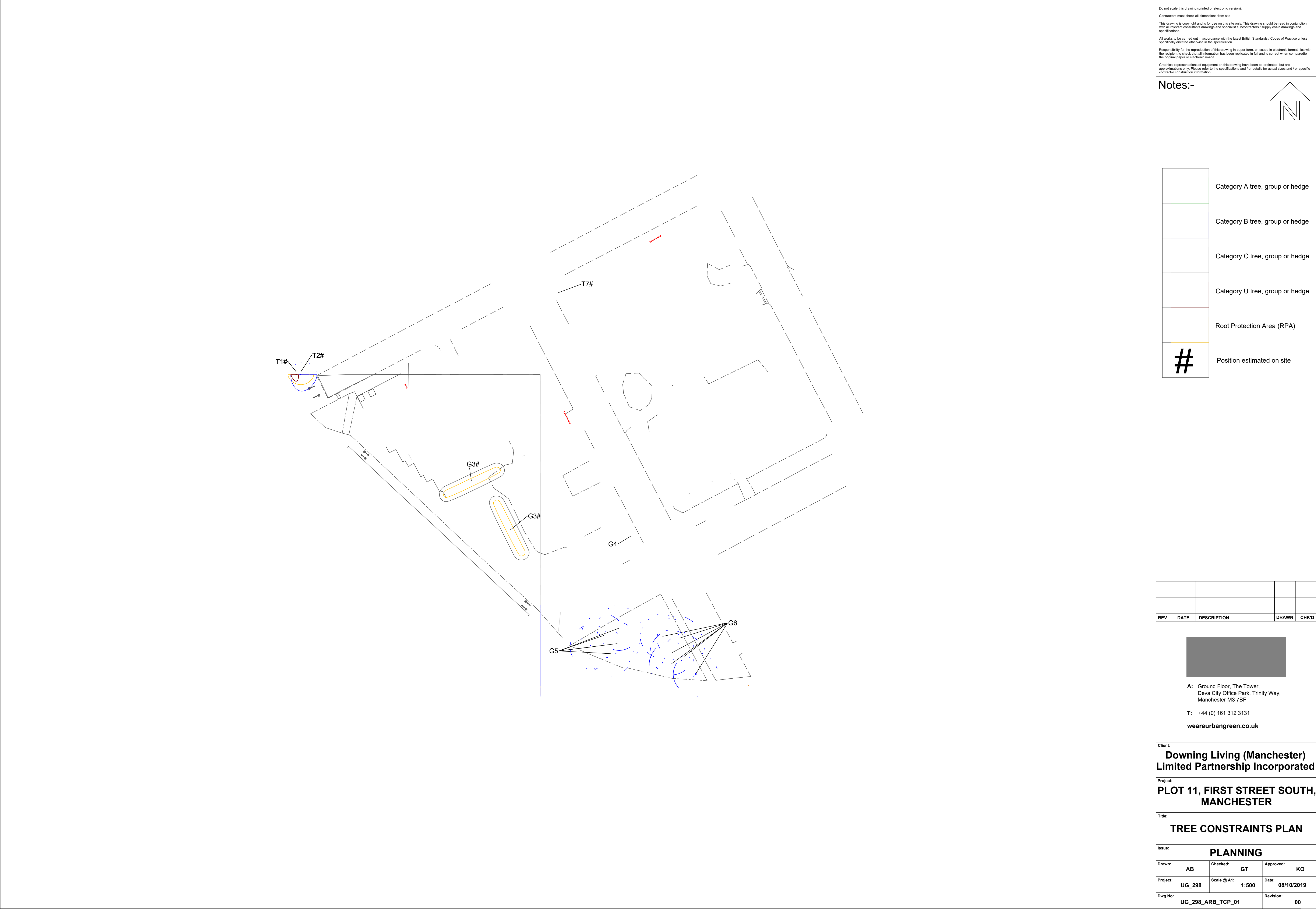
The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	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.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Notes:-

	Category A tree, group or hedge
	Category B tree, group or hedge
	Category C tree, group or hedge
	Category U tree, group or hedge
	Root Protection Area (RPA)
#	Position estimated on site

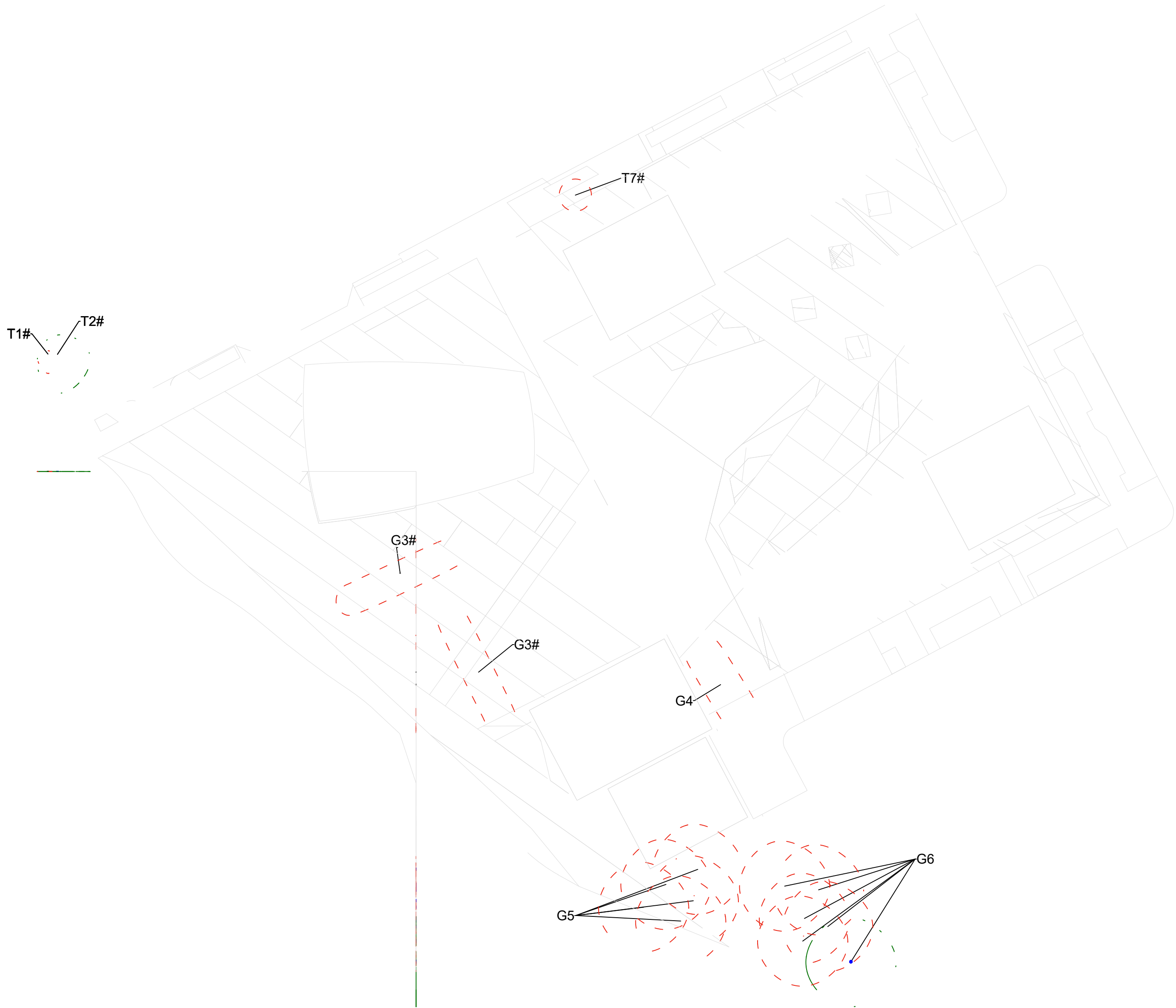
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Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

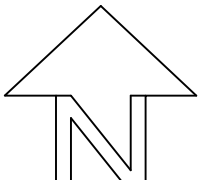
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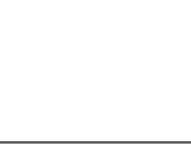
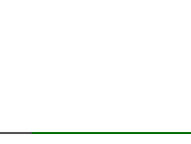
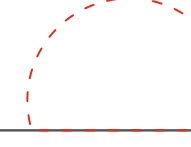
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Project:	PLOT 11, FIRST STREET SOUTH, MANCHESTER		
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Issue:	PLANNING		
Drawn:	AB	Checked: GT	Approved: KO
Project:	UG_298	Scale @ A1: 1:500	Date: 08/10/2019
Dwg No:	UG_298_ARB_TCP_01		Revision: 00



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Notes:-



	Category A tree, group or hedge
	Category B tree, group or hedge
	Category C tree, group or hedge
	Category U tree, group or hedge
	Retained tree
	Removed tree
	Position estimated on site

REV.	DATE	DESCRIPTION	DRAWN	CHK'D



A: Ground Floor, The Tower,
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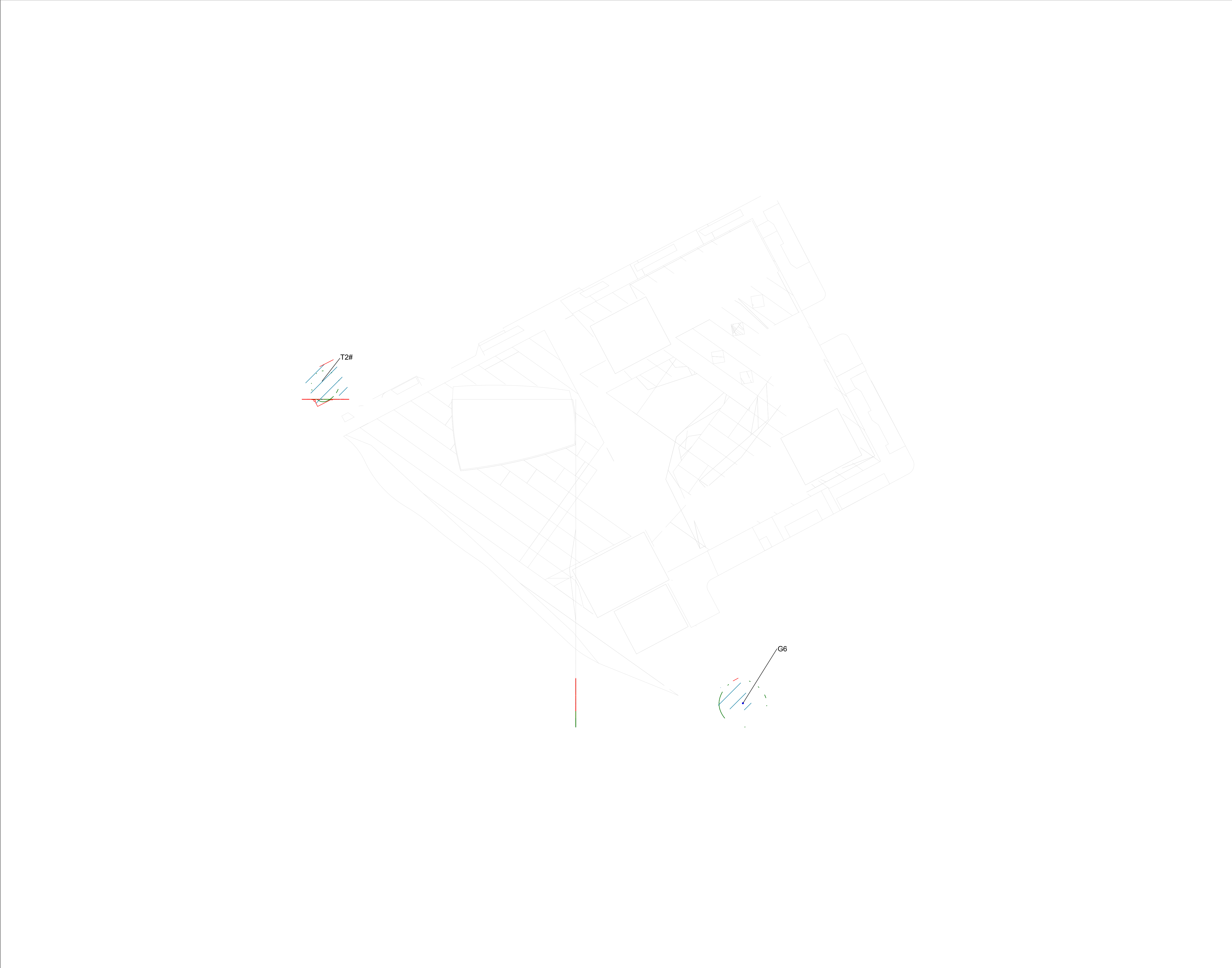
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Client:
**Downing Living (Manchester)
Limited Partnership Incorporated**

Project:
**PLOT 11, FIRST STREET SOUTH,
MANCHESTER**

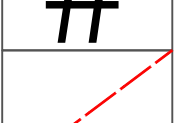
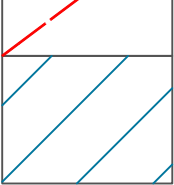
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Notes:-

-  Category A tree, group or hedge
-  Category B tree, group or hedge
-  Category C tree, group or hedge
-  Category U tree, group or hedge
-  Retained tree
-  Root Protection Area (RPA)
-  Position estimated on site
-  Protective fencing (See Insert 1 & Insert 2)
-  Construction Exclusion Zone (CEZ)

REV.	DATE	DESCRIPTION	DRAWN	CHK'D



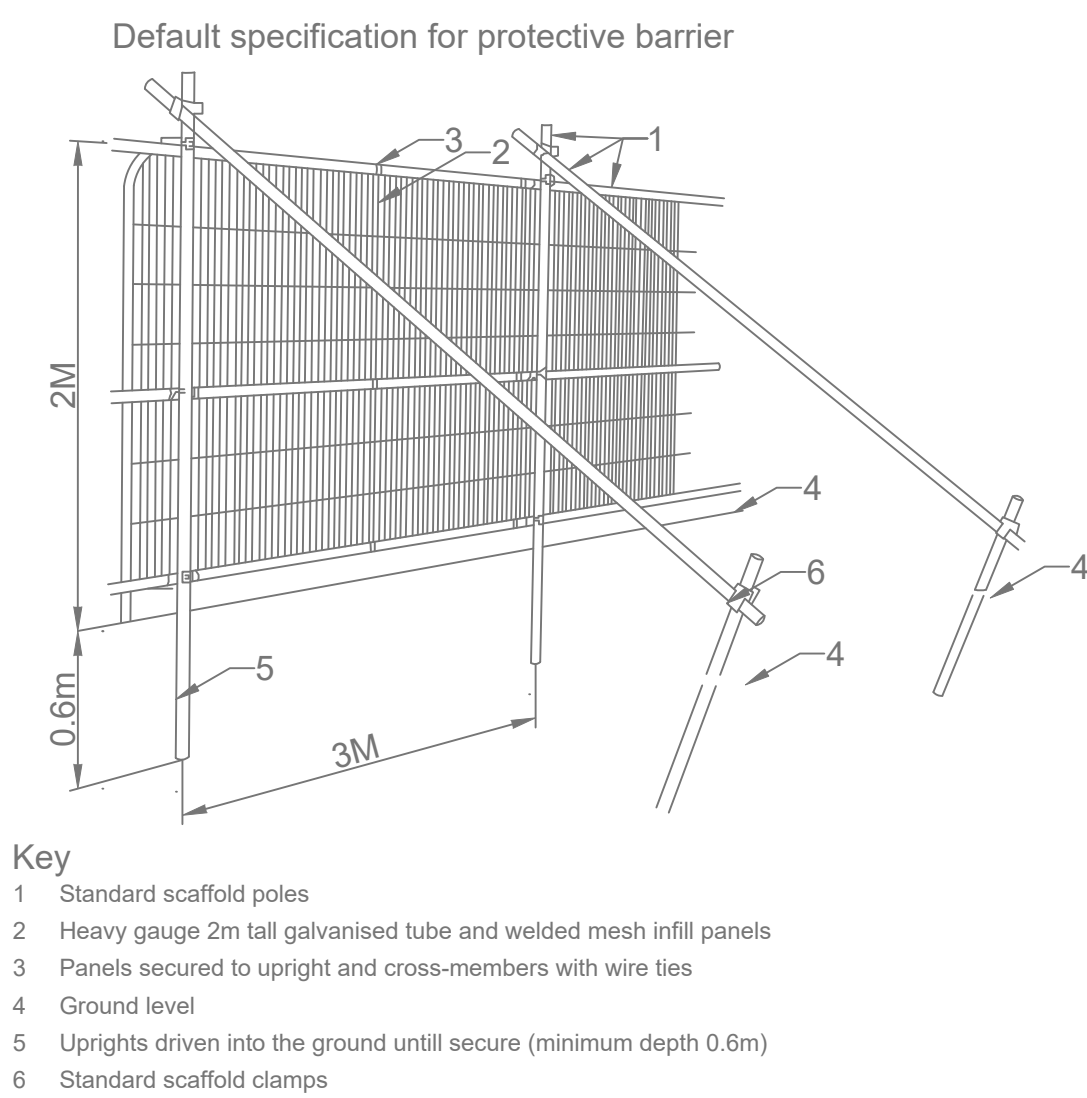
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Manchester M3 7BF

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Client:	Downing Living (Manchester) Limited Partnership Incorporated		
Project:	PLOT 11, FIRST STREET SOUTH, MANCHESTER		
Title:	TREE PROTECTION PLAN		
Issue:	PLANNING		
Drawn:	AB	Checked: GT	Approved: KO
Project:	UG_298	Scale @ A1: 1:500	Date: 08/10/2019
Dwg No:	UG_298_ARB_TPP_01		Revision: 00

Insert 1: Tree protective fencing specification



Insert 2: Tree protection notice



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Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHKD
<div></div> <p>A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF</p> <p>T: +44 (0) 161 312 3131</p> <p>weareurbangreen.co.uk</p>				
Client: Downing Living (Manchester) Limited Partnership Incorporated				
Project: PLOT 11, FIRST STREET MANCHESTER				
Title: TREE PROTECTION INDEX				
Issue: PLANNING				
Drawn: AB		Checked: GT	Approved: KO	
Project: UG_298		Scale @ A1: NTS	Date: 08/10/2019	
Dwg No: UG_298_ARB_TPI_01			Revision: 00	

Tree Works Schedule			
Tree Number	Species	Works Required	Reason
T1	London plane	Remove	Arboricultural management
G3	Ash, sycamore, norway maple	Remove	To accomodate the development
G4	Ash, norway maple, elder	Remove	To accomodate the development
G5	Norway maple	Remove	To accomodate the development
G6	Norway maple	Remove 5 northernmost trees	To accomodate the development
T7	London plane	Remove	To accomodate the development

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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Client: Downing Living (Manchester) Limited Partnership Incorporated				
Project: PLOT 11, FIRST STREET MANCHESTER				
Title: TREE WORKS SCHEDULE				
Issue: PLANNING				
Drawn:	AB	Checked:	GT	Approved: KO
Project:	UG_298	Scale @ A1:	NTS	Date: 08/10/2019
Dwg No:	UG_298_ARB_TWS_01			Revision: 00