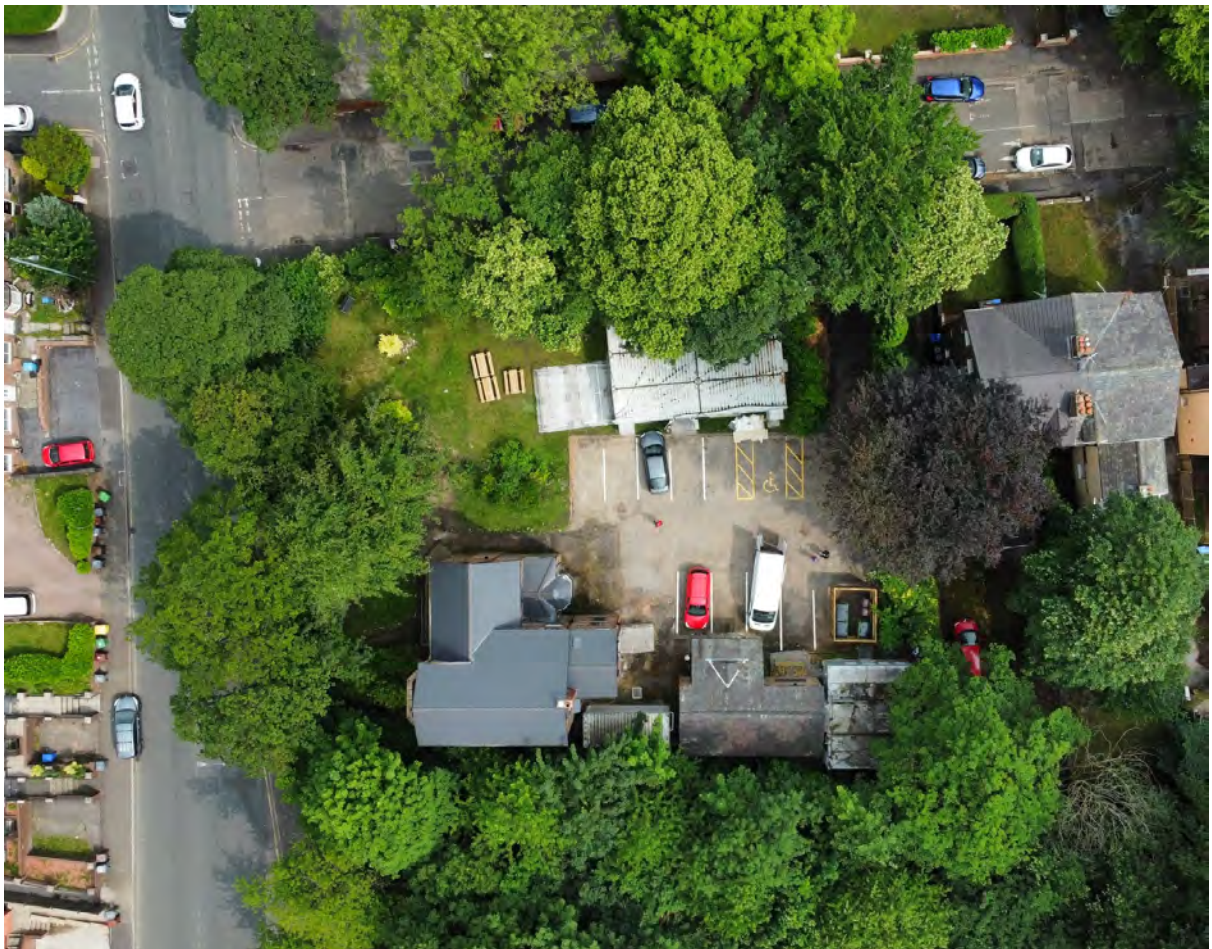




ROAVR | GROUP

Project: 23_5837_06_45
Site: 4 Middleton Road, Crumpsall, Manchester, M8 5DS
Client: Shalshelles College



Document Title:	Tree Survey & Tree Constraints Plan
Document Author:	Alexander Barnes - BSc (Hons), MArborA
Project Title:	4 Middleton Road, Crumpsall, Manchester, M8 5DS

Revision History.

Date:	Version number:	Summary of changes:
25/07/2023	1.0	First Draft
10/08/2023	1.0	First Issue

Distribution.

Approved by:	Signature	Date:	Version:
Matt Harmsworth	MWH	10/08/2023	1.0
Josh Myers	JM	10/08/2023	1.0
			Reviewed before issue.

Re-Survey Date.

Survey Type:	Lifecycle:	Re-survey Date:
BS5837: 2012	Planning Only	N/A

FAO: Josh Myers

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Summary:

The tree survey for 4 Middleton Road, Crumpsall, Manchester, M8 5DS contains the details of twenty seven individual trees that are all located within the usable site.

ROAVR Group were instructed to obtain details of the tree population on site with a view to assessing their overall health and condition post implementation of modular classrooms within their radial root protection areas.

The tree cover at 4 Middleton Road consists of high quality mature remnant trees that all provide high levels of amenity and ecological value to the site and surrounding area. All the trees also contribute significantly to the surrounding urban forest.

Section 4 highlights measures that can be taken to future proof the trees on site and ensure that the trees will be able to coexist harmoniously with the recently implemented modular classrooms.

Table of Contents.

1. Scope
2. Site Conditions & Site Surroundings
3. The Trees
4. Recommendations
5. Contractors
6. Limitations

Appendix 1 – Site Location

Appendix 2 – Arboricultural Data Tables

Tree Survey & Arboricultural Impact Assessment to BS 5837 2012 of trees at: 4 Middleton Road, Crumpsall, Manchester, M8 5DS.

1 Scope

- 1.1 We have recently been instructed to undertake an appraisal of mature tree cover at 4 Middleton Road, Crumpsall, Manchester, M8 5DS .
- 1.2 The data was collected to the British Standard BS5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' 2012.
- 1.3 The survey has been commissioned to offer guidance on the arboricultural constraints with a view to the future development of the site.
- 1.4 The trees were inspected on the 28/06/2023 following the guidance in the British Standard by ROAVR. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; non invasive techniques were used at this stage. Although a sounding hammer was used to determine the presence of any decay.
- 1.5 The site was assessed and data was collected on all woody vegetation falling within the scope of the British Standard. Trees were grouped or designated woodlands as per the allowance in the British Standard when the area in question was uniform in terms of species, age or geography.

Photographic Plates.



Aerial image plate showing trees T7 to T19 located directly behind the recently implemented modular classrooms.



Photographic plate showing T7 to T19 from outside the plot from the north.



Photographic plate showing T7 to T19 located directly behind the recently implemented modular classrooms.



Photographic plate showing the close proximity between the recently implemented modular classrooms and T7 to T19.



Aerial image plate showing T25 with dieback present in the west side of the crown.

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Manchester in the Manchester City Council control area. The site is located on the north side of the town and has an urban feel.
- 2.2 The site is home to an educational facility with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential dwellings. The site is accessed via a private drive off the adjacent public highway. .
- 2.4 A desktop assessment failed to highlight whether or not the site is located within a Conservation Area or if there are any TPO protected trees on or adjacent to the site. However, whilst undertaking the survey the client did make us aware that the site does sit within the Crumpsall Lane Conservation Area and that the trees located on the northern boundary of the site are covered by TPO orders.
- 2.5 All desktop assessment data was cross checked and validated on the 26/07/2023 using the web portal provided by the local planning authority.
- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. The Trees

- 3.1 Tree cover at the site is predominantly located around the periphery of the plot and are in an overall good condition.
- 3.2 Data was recorded within our mobile GIS database and then exported in a desktop exercise to form the appended arboricultural data tables. Work within the tables is prioritised over a three-year period from ASAP to <3 years. Additionally, tree condition has been classed in a colour coded system with red being poor or dangerous, fair being orange and good being green.
- 3.3 Trees T8 to T27 have been subject to radial root protection area encroachment from the recently implemented modular classrooms. However, the modular classrooms have been implemented using a Jackpad system utilising Jackpad 400 support blocks. These blocks support the vertical load and disperse it through its base. Considering the modular classrooms have been implemented using a jackpad system, with no changes in ground level within any root protection areas. It is highly unlikely that the modular classrooms have caused any damage to the RPA's of T8 to T27. Furthermore, the jackpad system means that the modular classrooms sit above ground level which allows air and water to still flow through to the root systems of T8 to T27.
- 3.4 The table below summarises the percentage root protection area encroachment the modular classrooms have had on T8 to T27.

<i>T#</i>	<i>RPA m2</i>	<i>Encroachment m2</i>	<i>% of RPA encroached</i>
8	72.3	0.5	0.69%
9	55.4	0.85	1.53%
10	18	2.2	12.22%
11	18	0.89	4.94%
12	18	0.7	3.89%
13	221.6	59.9	27.03%
14	18	0.1	0.56%
15	18	0.6	3.33%
16	113	25.8	22.83%
17	18	2.1	11.67%
18	18	0.9	5.00%
19	113	9.5	8.41%
27	113	16.2	14.34%

- 3.5 No damage or loss of vitality on T8 to T27 was observed during the survey however the trees should be monitored for a period of no less than three years.
- 3.6 Considering that the modular classrooms have been constructed using a jackpad system which has raised the modular classrooms above ground level the overall effect on T8 to T27 is considered to be low. Recommendations for the future management of T8 to T27 can be found in section 4 below.

4. Recommendations

- 4.1 Recommendations for safety works are included within the data tables, with additional recommendations in the paragraphs below. These recommendations are meant as precautionary measures and are not to be misconstrued as mandatory for safeguarding the root protection areas of the neighbouring trees. The recommendations have been included as extra precautionary measures to protect the TPO's should this be considered necessary.
- 4.2 It is recommended to mitigate the rain shadow effect caused by the modular classrooms by redirecting rainwater runoff underneath the modular classroom buildings so the areas of RPA located underneath are still receiving the correct levels of water.
- 4.3 Vertical mulching will create a higher quality rooting space for T8 to T27 whilst also alleviating some minor compaction that may have been caused by the implementation of the modular classrooms. Vertical mulching should be undertaken within the next 12 months in all the accessible areas around T8 to T27. If significant decline in T8 to T27 is observed before the end of the inspection period then vertical mulching in the area underneath the modular classrooms will be required.
- 4.4 It is recommended that T8 to T27 be monitored annually to ensure their safety in the urban environment and to ensure that no unseen damage has been caused by the implementation of the modular classrooms.
- 4.5 T8 to T27 sit between two areas of hardstanding ground. If the trees show significant decline towards the end of the three year inspection period there is the option to upgrade the offsite pedestrian pathway to a permeable surface in order to allow as much water into the root systems of T8 to T27 as possible. This would also help counteract the rain shadow effect caused by the modular classrooms. This recommendation is outside the control of the site owner and is only an option if the trees show significant decline at the end of the inspection period.

5. Contractors

- 5.1 Tree works should be carried out by suitable qualified and insured operators who are preferably members of the Arboricultural Association which demonstrates commitment to best practise.

6. Limitations

- 6.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 6.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR Group. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR Group has not independently verified information obtained from third parties.
- 6.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

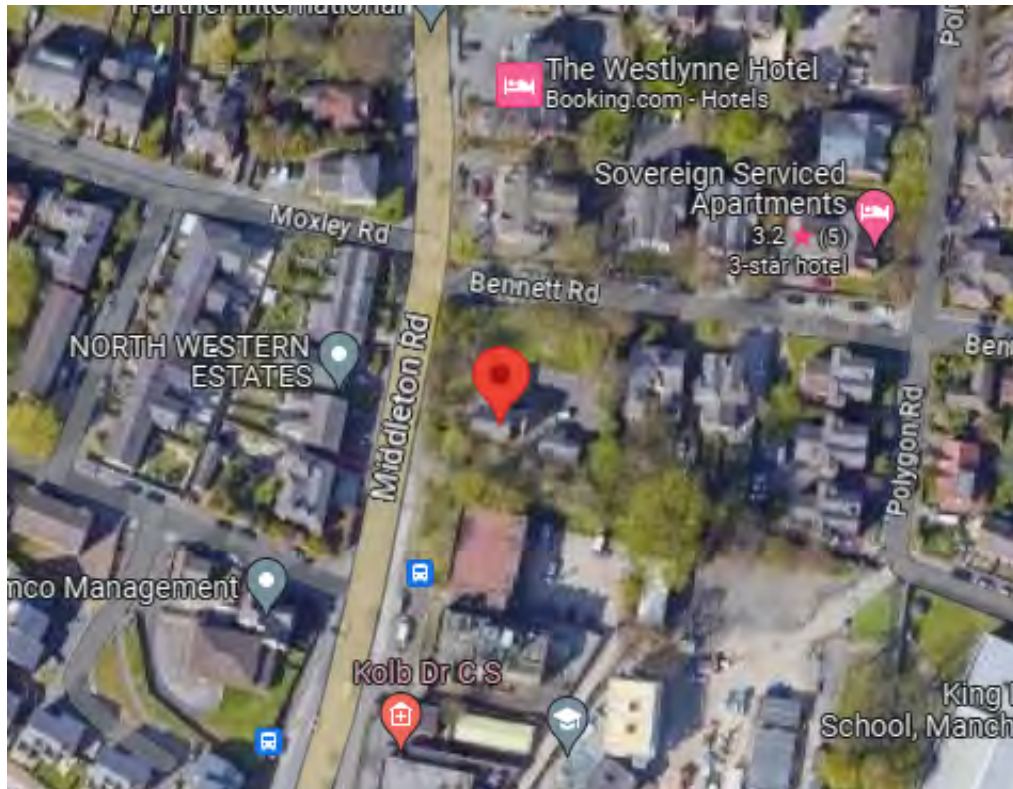
Should you require any further information, please do not hesitate to contact us at any time.

Mr. Alexander Barnes BSc Arb, MARborA
Consultant Arborist

Alexander Barnes

Prepared by: Alexander Barnes
Checked by: Peter Haine

Appendix 1 – Site Location

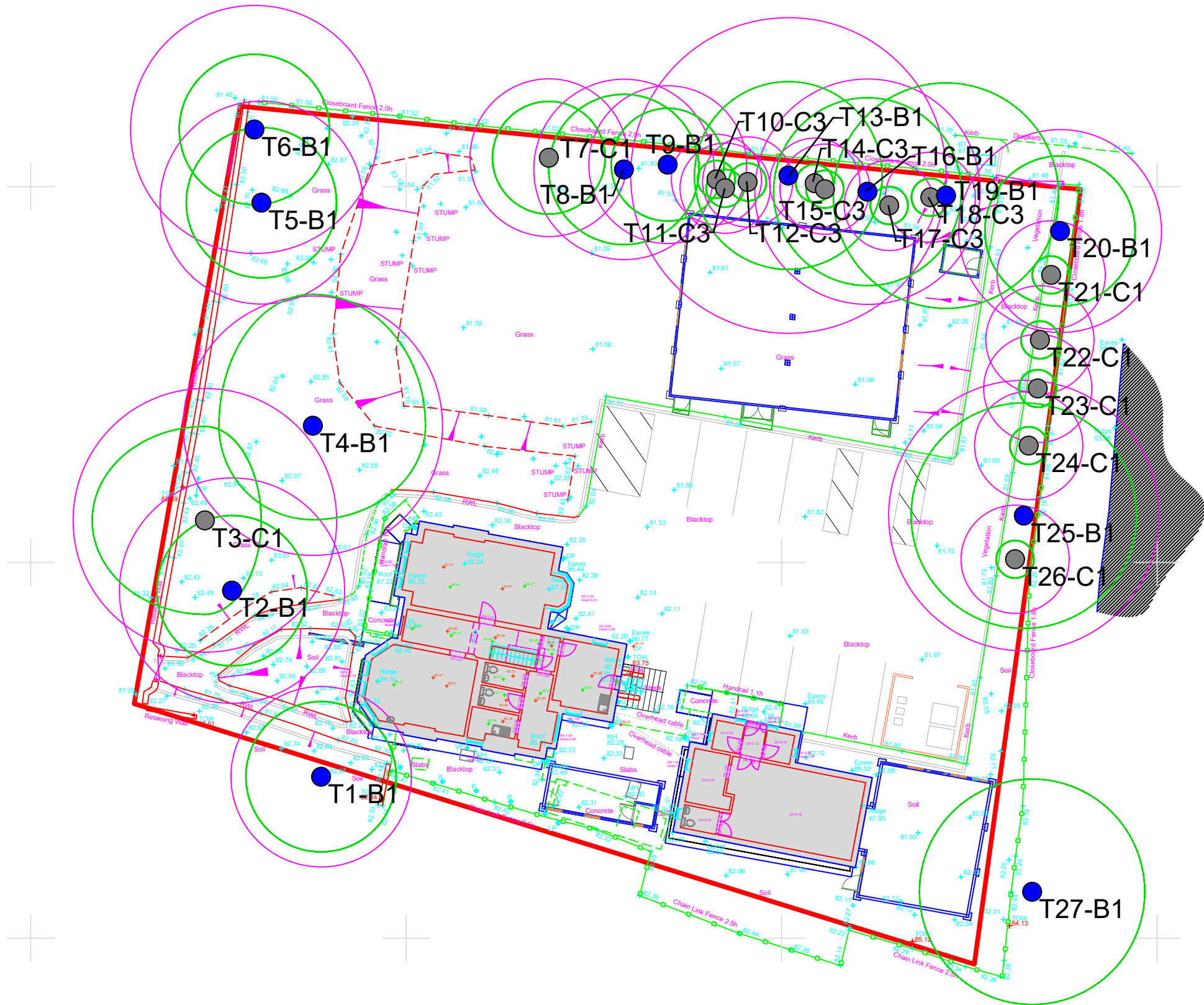


Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Acer platanoides</i> (Norway Maple)	M	400	16(4)	4	4	4	4	Fair	20+	/		/	4.8	B1
T2	<i>Acer pseudoplatanus</i> (Sycamore)	M	500	12(3)	4	4	4	4	Fair	20+	/	2 metres to the south ground level drops by 1 metre to hardstanding pathway. 2 metres to the west ground level drops 2 metres to pedestrian pathway and public access road. Compacted ground around base.	/	6	B1
T3	<i>Acer pseudoplatanus</i> (Sycamore)	M	585	18(3)	5	3	5	6	Fair	20+	/	Compaction around basal area. 1 metre to the west, retaining wall which drops 2 metres down to pedestrian pathway abd public access road.	/	7.02	C1
T4	<i>Fagus sylvatica</i> (Beech)	M	575	17(2)	7	6	5	5	Fair	20+	/	Compacted ground around basal area. Stem damage at 0.5 and 1 metres on the East side. Exposed and damaged roots at all cardinal points around the base.	/	6.9	B1
T5	<i>Acer pseudoplatanus</i> (Sycamore)	M	450	15(6)	4	4	4	4	Fair	20+	/	Retaining wall and ground level drop in 2 metres, 1 metre west of basal area.	/	5.4	B1
T6	<i>Acer pseudoplatanus</i> (Sycamore)	M	550	15(6)	4	4	4	4	Fair	20+	/	Retaining wall and ground level drop in 2 metres, 1 metre west of basal area.	/	6.6	B1
T7	<i>Acer pseudoplatanus</i> (Sycamore)	M	350	16(5)	3	3	3	3	Fair	10+	/	Boundary wall 1 metre north of basal area. Dieback throughout the crown.	/	4.2	C1
T8	<i>Tilia X europaea</i> (Common Lime)	M	400	16(1)	4	4	4	4	Fair	20+	/	Boundary wall 0.5 metres from the north side of the basal area. Deadwood branch 6 metres in length and 75 mm diameter present 7 metres up on the South side.	/	4.8	B1
T9	<i>Acer pseudoplatanus</i> (Sycamore)	M	350	16(5)	3	3	3	3	Fair	20+	/	Ivy on tree. Boundary wall 0.5 metres north of basal area.	/	4.2	B1
T10	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T11	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T12	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T13	<i>Tilia X europaea</i> (Common Lime)	M	700	20(7)	5	5	5	5	Fair	20+	/	Boundary wall 0.5 metres from the north side of the basal area. Raised unit 1 metre to the south of basal area.	/	8.4	B1
T14	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	5(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T15	<i>Thuja plicata</i> (Western Red Cedar)	SM	200	5(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T16	<i>Acer pseudoplatanus</i> (Sycamore)	M	500	18(4)	5	5	5	5	Fair	20+	/	Boundary wall 0.5 metres north of basal area. Raised unit 1 metre to the south of basal area.	/	6	B1

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T17	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T18	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	SM	200	6(2)	1	1	1	1	Poor	<10	/	Ivy on tree. Boundary wall 1 metre north of basal area. Raised unit 1 metre to the south of basal area.	/	2.4	C3
T19	<i>Fagus sylvatica</i> (Beech)	M	500	20(4)	6	6	6	6	Fair	20+	/	Ivy on tree. Unable to inspect stem due to Ivy. Boundary wall 0.5 metres to the north of basal area. Raised unit 1 metre to the south of basal area. Hardstanding access to site 1.5 metres east of basal area.	/	6	B1
T20	<i>Tilia X europaea</i> (Common Lime)	M	450	20(4)	4	4	4	4	Fair	20+	/	Boundary fence 0.5 metres east of basal area. Hardstanding access and kurb directly adjacent to the basal area. Kurb has been moved due to trees growth.	/	5.4	B1
T21	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T22	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T23	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T24	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T25	<i>Fagus sylvatica</i> 'Purpurea' (Copper Beech)	M	600	20(6)	6	6	6	6	Fair	20+	/	Ivy on tree. Unable to inspect stem due to Ivy. Boundary fence 0.5 metres to the north of basal area. Hardstanding access to site directly adjacent to the west of basal area. Dieback on the West side of the crown.	/	7.2	B1
T26	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	M	240	7(1)	1	1	1	1	Fair	10+	/	Ivy on tree. Boundary fence 0.5 metres east of basal area. Hardstanding Road and kurb directly adjacent to the west side if basal area.	/	2.88	C1
T27	<i>Acer pseudoplatanus</i> (Sycamore)	M	500	18(5)	6	6	6	6	Fair	20+	/	Inaccessible for thorough basal survey. Non shape optimised union at 5 metres. Deadwood brach at 5 m North side. 50 mm diameter. Deadwood branch at 5m East side. 80 mm diameter. Deadwood branch at 5m South side. 65 mm diameter.	/	6	B1

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.



Key

Trees
Showing Canopy extents, category colour and tag number (with category).

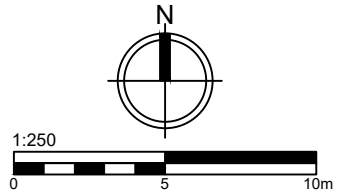
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

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.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



Tree Assessment Plan

Client: Josh Myres

Site/Project: 4 Middleton Road, Crumpsall, Manchester, M8 5DS

Scale/Sheet: 1:250 @ A3 Date: 25/07/2023

Drawing No: 23_5837_06_45 Rev: 1 Drawn By: PH Chkd By: MH

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