

BS5837:2012 TREE SURVEY / Arboricultural Impact Assessment

Customer No: MBHDE05
Document No: 800886
24/03/2023



Site Address:
FS963 - Fallowfield Service Station,
Wilmslow Road, Manchester. M14 6AH

Client:

MBH Design Studion Ltd
Rosemont House, Rosemont Avenue
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KT14 6LB



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Site

Site: FS963 - Fallowfield Service Station, Wilmslow Road, Manchester. M14 6AH

Inspection date: 24th March 2023

Inspected by: Steve Launchbury

1.0 Terms of Reference

I am instructed by MBH Design Studio Ltd to carry out a BS5837:2012 Tree Constraints Survey and Arboricultural Implication Assessment at the above address.

This report contains survey information in accordance with BS 5837:2012 Trees in Relation to design, demolition and construction – Recommendations.

It details the quality and the value of the trees on site or immediately adjacent to the proposed development site.

A proposed development is to be considered in terms of an Arboricultural Impact assessment.

Remedial or other works may also be recommended along with Tree Protection measures as required.

A site visit was carried on 24th March 2023 to survey the site and immediately adjacent to prepare a Tree Constraints report. An Arboricultural Impact Assessment of the proposed development using the provided proposed site development plan. Preliminary detail for Tree Protection and other operations is included.

Two mature trees are present on site.

Trees have been categorized as follows:

T1 Ash, Category B

T2 Lime, Category B

Trees or groups of trees that are categorized A or B should be considered as constraints to development and every effort should be made to keep them within the design. Trees categorized C will not usually be seen as a constraint unless by virtue of for example grouping, they attain a higher categorization. Trees categorized U are rarely a constraint to development and may generally be felled.

Steve Launchbury of Alltree Consultancy Ltd trained at Kew Gardens in Horticulture in the early 80's and specialised in Arboriculture.

Since then he has worked in the tree industry for nearly 40 years, gaining further professional qualifications including passing and further refreshing the Professional Tree Inspection course by Lantra.

2.0 General Information

2.1 The Brief

Visit site and assess Tree Constraints in relation to a proposed redevelopment of the Service Station site, to include 4 Electric Vehicle (EV) Charging bays, Sub Station and associated control equipment. The site will also have 2 new Jetwash Bays (one covered)..

Prepare an Arboricultural Impact Assessment of the proposed design in relation to the Tree Constraints.

2.2 Scope of Report

This report is a preliminary report and as such did not entail an examination of the root system, did not ascend the tree or use internal decay detection equipment. Further inspections may be required as a result of these preliminary findings.

2.3 References

The British Standard Institute publication BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' is the basis for this report.

2.4 List of relevant documents provided by the client:

Fallowfield - 13664-963-LP - Location Plan.pdf
Fallowfield - 13664-963-BP - Block Plan.pdf
Fallowfield - 13664-963-20 - Existing Site Plan.pdf
Fallowfield - 13664-963-21 - Proposed Site Plan.pdf

2.5 Limitations

The information contained in this report is for the use of the client for whom it was prepared. The contents are copyright and may not be used by third parties without written consent from Alltree Consultancy Ltd

This document is a report identifying trees, their locations and their condition in respect of planning.

It is not a tree health or safety report, it has not been prepared for use in a mortgage application or for insurance claims.

Detailed inspection, aerial access, drillings and soundings were not done for this report.

A tree owner is advised to have their trees regularly inspected, and again after strong winds or other severe weather.

This report is valid for one year from the Survey date. If previous survey data is used again by request, the validity cannot be assumed. A further visit is advised.

No liability will be accepted for changes, eg by third parties or other changes outside of my control.

2.6 Tree Preservation Orders

A visit to

https://www.manchester.gov.uk/info/508/tree_preservation_orders/1424/tree_preservation_orders_and_trees_in_conservation_areas informed that to find out if a tree is protected, email the Council.

There was no TPO map available.

Due to the planning process being under way, trees are effectively protected while the impact of the proposed development is determined. It is therefore prudent to liaise with the Manchester City Council Local Planning Authority before any tree-works are carried out.

Due to the planning process being under way, trees are effectively protected while the impact of the proposed development is determined. It is therefore prudent to liaise with the Manchester City Council Local Planning Authority before any tree-works are carried out.

If trees in excess of 5m³ timber are to be felled in any quarter outside the planning process, a Forestry Commission Licence may be required. Details may be found at <https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply>

2.7 Disclaimer

This report was prepared for the named client and the Local Authority Planning Department.

This report does not constitute advice to any third party not directly involved. No liability for any loss or damage will be accepted from any third party reliant on this report who is able to access the content by any means.

3.0 The Tree Survey

Methodology

Data is collected in accordance with BS5837 requirements.

All data is collected from ground level without climbing or other potentially invasive methods including digging to expose the root system.

Tools normally used are a diameter tape, laser measure and a handheld GPS data capture device.

Heights may also be estimated by using a surveyor's pole next to the tree.

Measurements

Where there is no access into the next door property, measurements are estimated where 'hands on' measuring is not possible.

Complete accurate tree data is therefore not possible for trees on adjoining properties unless there is access granted and no reliance should therefore be made on the limited data possible.

Parts of the tree obscured by ivy or other climbing plants or materials cannot be assessed accurately and no reliance must be made without further inspection.

Data is plotted using PT-Mapper Professional from Pear Technology.

Where tree canopies are symmetrical, one measurement is taken of the radius. Where the crown is asymmetrical, readings are taken at North, East and South. These will give a general idea of the shape as a representation.

Tree stems are measured at 1.5m above ground level.

A Root Protection Zone figure is derived from this reading with variations for multiple stems.

Rooting Zone

Ground features or obstructions may limit or encourage root spread into an asymmetrical area rather than the plotted area.

The plotted data will show the Root Protection Area as an idealized area and must be subject to confirmation or otherwise by hand dug trial pits if required.

For the Constraints survey the trees are recorded as at the present with no reference to any proposed plan or development.

For the Arboricultural Impact Assessment, the tree data is used where applicable in conjunction with the proposed construction layout to establish Tree Protection requirements.

The survey data will detail the recorded measurements.

Survey findings are shown in the appendix.

4.0 Observations and Discussion

Category A and B trees should normally be retained and be a constraint to development. Category C trees should not normally be a significant barrier to development by that may depend on other controls and the LPA policy. Category U trees can normally be removed as good Arboricultural practice. Any trees within neighbouring properties that affect or are affected by a proposed development may then be subject to negotiation.

Root Protection Areas are recommendations due to the difficulty of mapping the extent of the root system. Hand digging is recommended to locate the main roots if required.

Ideally any conflicts with trees (roots, canopies, and trunks) should be designed out with careful consideration of building location and size and special design arrangements where required.

Trees that overhang or are close to a new building are often subject to excessive pruning over time or even removal.

Surgery may be required to trees adjacent to new structures, but this should be kept to a minimum due to the potential adverse long term health impact and retention of the tree. All surgery works must be agreed beforehand and must conform to BS3998:2010

Before any works (including demolition) commence on site, storage of materials, or changes of levels, a plan must be submitted to and approved by the Planning Authority.

Protective fencing that is required must be set up and remain operational and not repositioned without the advice of the Arboricultural Consultant.

Consent for any works to protected trees (either Conservation Area, Tree Preservation Order or Planning Conditions) must be obtained prior to being carried out. If the trees are in adjoining properties under third party ownership, permission must be obtained in writing from the tree owner in addition.

5.0 Arboricultural Impact Assessment

Assesses how the development will affect local character from a tree perspective

The Constraints

Tree quality statement:

The two trees on site match the general tree cover locally, with mature trees the other side of Whiteoak Road.

Both the Ash, (T1) and the Lime (T2) are mature trees, well established with very little in the way of tree pit and clear soil. The roots must be assumed to be under the highway, pavement and the forecourt.

T1 Ash tree displays evidence of past surgery to reduce the crown and remove lower branches. The tree appears healthy as observed from the ground, with, in particular, no current indication of Ash Dieback that is currently spreading through the Ash tree population in the UK.

T2 Lime is likewise a mature tree, several years ago, crown reduced. The typical epicormic growth (small branches at the base and on the trunk) is present. A scattering of deadwood is present, typical of the tree.

Note that there is a small tree outside site on the Wilmslow Road. This tree has not been recorded on the Constraints Survey due to the fact that it is not a Constraint and is outside site.

The Proposal

The document Fallowfield - 13664-963-21 - Proposed Site Plan.pdf shows the location of the proposed development of 4 EV Charging Bays, Sub Station and 2 Jetwash Bays (One covered).

Implications of the proposal

Trees potentially affected:

Tree	Arboricultural Impact
T1 Ash and T2 Lime	Remove both trees to enable the installation of the EV Charging Facility. Nearby mature trees will lessen the visual impact of the loss of the 2 trees.

Potential Conflict areas

The EV Charging Bays and trees are in conflict, in that they are effectively trying to occupy the same space, or at least, the trees will lose too much Root Protection Area to remain viable and safe.

Potential solutions

1. To allow the EV Charging Bays to be installed, the trees are to be removed.
2. It is unlikely, due to a lack of space for maneuvering etc that the bays could be moved sufficiently away from the trees to be able to retain the trees.

Tree Protection

No Tree Protection is required due to the only two trees on site being removed to install the EV Charging Bays.

Mitigation, eg planting area

No suitable Mitigation Planting area has been identified on site.

Summary

To enable the EV Charging bays to be installed as per the document, Fallowfield - 13664-963-21 - Proposed Site Plan.pdf, both trees, T1 Ash and T2 Lime must be removed. Mature trees across the side street will lessen the visual impact of the loss.

Appendix

Contains

BS 5837:2012 Chart for Tree Quality Assessment

Photos

The survey data table

Survey maps

Table 1 (BS5837:2012) – Cascade Chart for Tree Quality Assessment.

Category & Definition		Criteria (Including subcategories where appropriate)			Identification On Plan
TREES UNSUITABLE FOR RETENTION (See Note)					
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) • 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; see 4.5.7.			DARK RED
TREES TO BE CONSIDERED FOR RETENTION					
Category & Definition	Criteria — Subcategories				
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation		
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 essential components of groups, or of 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 the high category, but are downgraded because of impaired condition (e.g. presence of significant though remediable 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 value	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 only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	GREY	

Photos





Survey Data

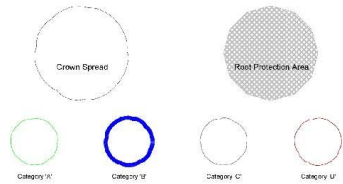
Tree ID	Tree Type	Common Name	Maturity	Height (m)	Number of Stems	Stem (mm)	Spread N E S W (m)	Crown Height (m)	Crown	Stem	Basal Area	Category	Life Expectancy	Phys Condition	Comment
1	Ash	Common Ash	Mature	13.5	1	445	5.4 3.2 2.9 4.7	3	Good	Good	Good	B1	20 to 40 yrs	Good	Previously crown reduced, and crown lifted. Small amounts of significant deadwood present. The trunk has a slight lean to the north, straightening out at approx 4. A mature tree, with no signs as yet of the wave of Ash Dieback spreading across the country.
2	Lime	Common Lime	Mature	16.5	1	650	5.8 5.8 5.8 5.8	3	Good	Good	Good	B1	20 to 40 yrs	Good	Previously crown reduced and crown lifted. Now with significant epicormic growth at the base and to crown break. Typical amounts of significant deadwood within the crown.

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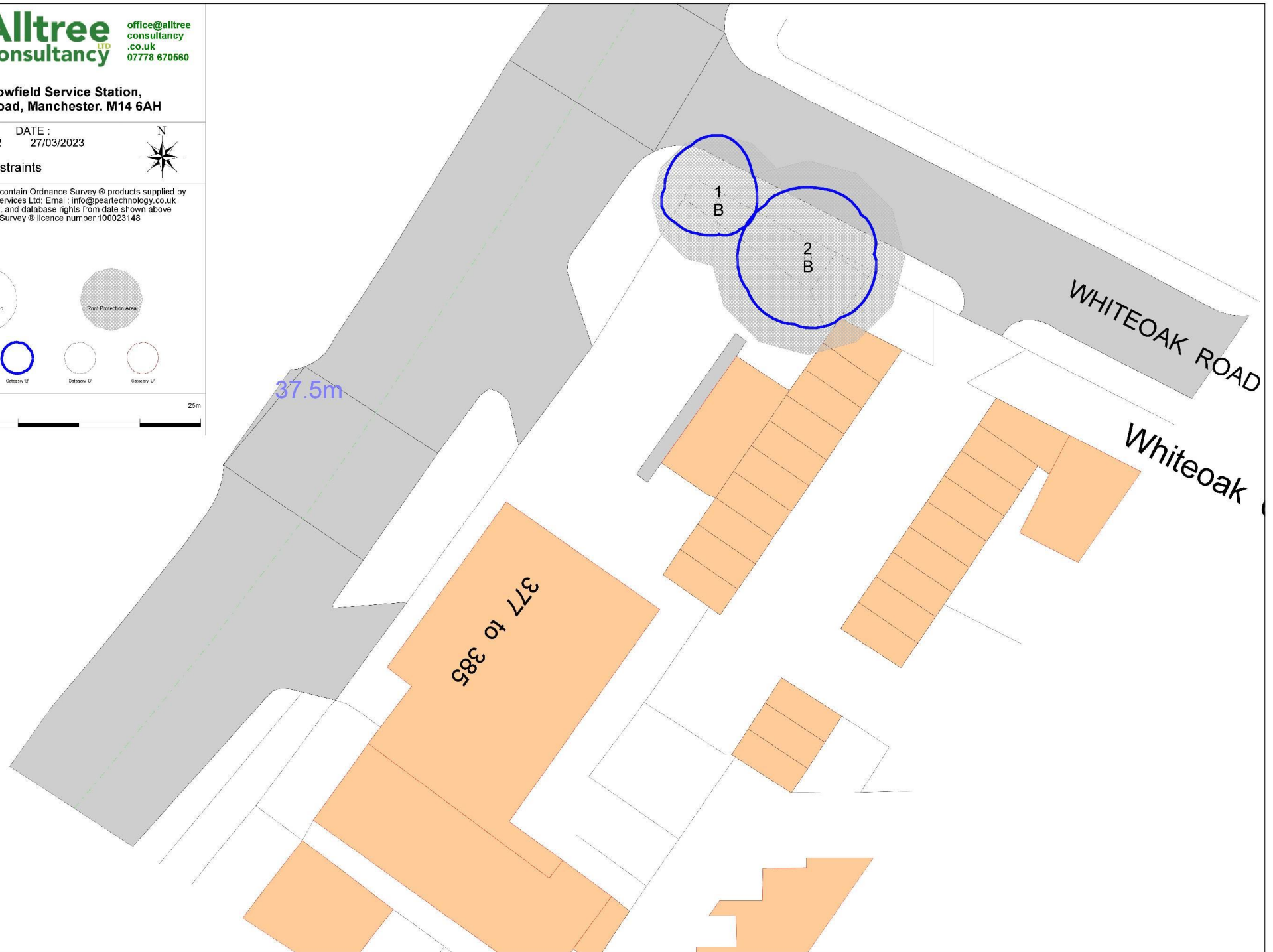
SCALE : 1 : 200 @ A2 DATE : 27/03/2023

Tree Constraints

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0 25m

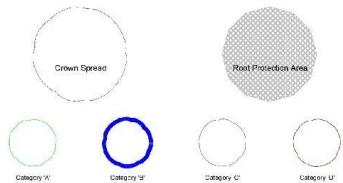


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SCALE :
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27/03/2023

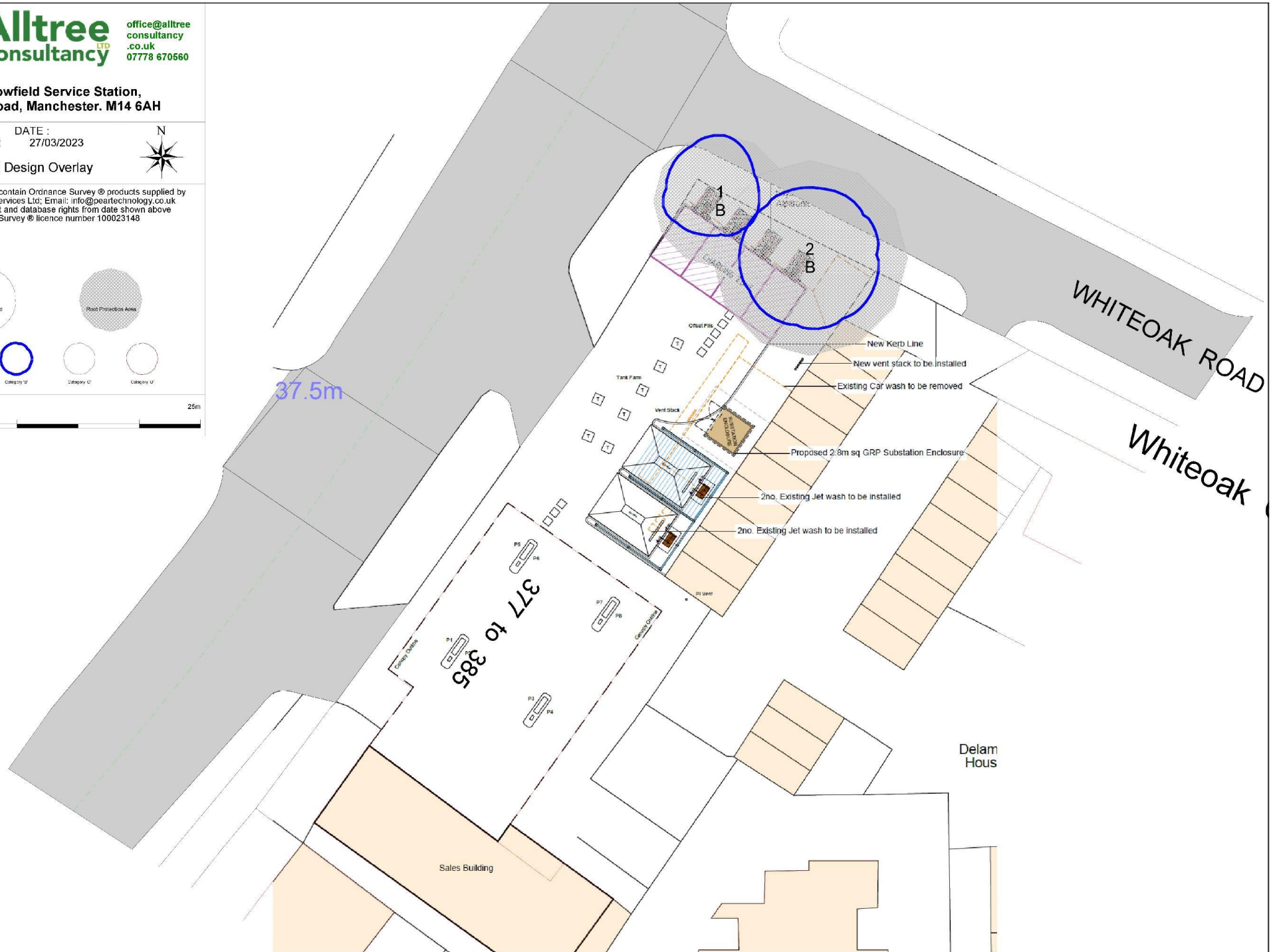
Proposed Design Overlay

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0 25m

37.5m



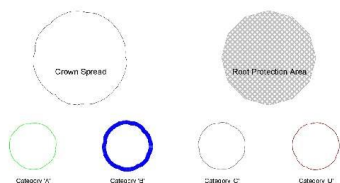
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SCALE: 1 : 200 @ A2 DATE: 27/03/2023

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37.5m

Legend

Trees to Remove

377 to 385

Sales Building

Delam Hous

WHITEOAK ROAD

Whiteoak

1 B

2 B

New Kerb Line

New vent stack to be installed

Existing Car wash to be removed

Proposed 2.8m sq GRP Substation Enclosure

2no. Existing Jet wash to be installed

2no. Existing Jet wash to be installed

Tank Farm

Vent stack

Substation

Oil/Fuel Pits

P5

P6

P1

P2

P3

P4

P7

P8

P1

P2

P3

P4

P1

P2

P3

P4

P5

P6

P7

P8

P9

P10

P11

P12

P13

P14

P15

P16

P17

P18

P19

P20