

Arboricultural Impact Assessment (AIA)

June 2023

Cringle Park
Crossley Road
Levenshulme
Manchester
M19 2QP

U R B A N
G R E E N

QUALITY MANAGEMENT

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Location:	Cringle Park, Crossley Road, Levenshulme, Manchester, M19 2QP			
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1. Executive Summary

- 1.1.1. Urban Green has been instructed by Manchester City Council to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Cringle Park, Crossley Road, Levenshulme, Manchester, M19 2QP and produce our findings in a report.
- 1.1.2. It is proposed to install a repurposed shipping container on top of a pad foundation to provide dine-in and take-away catering services to park visitors, and new associated hoggin access path adjoining the existing tarmac footpath. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. The proposed development does not necessitate the removal or pruning of any trees within the site boundary.
- 1.1.4. 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.
- 1.1.5. 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. Urban Green have been instructed by Manchester City Council 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: 2012 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 87395 93366.



Figure 1 – Site Location Plan and Application Redline Boundary.

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. No scaled plan has been provided for this survey. All the vegetation surveyed was plotted using measurements taken on site. Locations of all trees have been estimated.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included 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. This 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 their 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 reduce risk and liability associated with responsibility for trees.

2.5. The Site

- 2.5.1. The location of the site proposed for development is situated along the western boundary of Cringle Park, Crossley Road, Levenshulme, Manchester, M19 2QP, adjacent to Errwood Road and comprises an open, regularly maintained grassed area and children's playground, which are part of the wider Cringle Park site. The site is bounded by a blend of commercial and residential properties and public open spaces to all four orientations, with a railway line immediately adjacent to the eastern boundary, Crossley Road to the southern boundary and Errwood Road to the western boundary.

2.6. Geology

- 2.6.1. Reference to the Cranfield Soil and Agrifood Institute's Soilsclapes Viewer suggests the underlying geology of the site consists of a clayey, loamy, seasonally wet, and slowly permeable soil, with impeded drainage and low fertility. This soil type is typical of grassland, and some arable and forest environments.

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. It has been confirmed via email by Manchester City Council on 23/06/2023 that there are no TPOs in effect at the site, nor does the site lie within a Conservation Area.
- 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. 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.

3.2. 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 September inclusive), trees would need to be inspected by a qualified ecologist within the forty-eight-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 install a repurposed shipping container on top of a pad foundation to provide dine-in and take-away catering services to park visitors, and new associated hoggin access path adjoining the existing tarmac footpath. 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. Surveyed Trees

- 4.4.1. The survey assessed two tree groups, the quality and value of which are summarised below. Full details of the surveyed trees can be viewed in the Tree Data Schedule at Appendix 1.
- 4.4.2. One tree group was assessed as BS 5937: 2012 'High Quality' Retention Category 'A' and one tree group was assessed as BS 5937: 2012 'Moderate Quality' Retention Category 'B'.
- 4.4.3. Both surveyed trees groups lie within the site ownership boundaries.
- 4.4.4. The tree cover comprises of moderate and high-quality ornamental planting.
- 4.4.5. Both tree groups are visually important in terms of their contribution to the character and appearance of the area.

4.5. Impacts of Development

- 4.5.1. The proposed development does not require any tree removals or pruning works. Therefore, the proposed development would have no impact on the visual amenity, character, or appearance of the site.
- 4.5.2. Both tree groups are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.5.3. All the activity proposed to facilitate the development is positioned outside the locations of the predicted RPAs of the retained tree groups. The proposed development should not have any impact on the health, appearance, or retention value of the surveyed tree groups.

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. Temporary site cabins

- 4.7.1. 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.
- 4.7.2. 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.

4.8. Utilities

- 4.8.1. 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.

4.9. Recommendations

- 4.9.1. 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.
- 4.9.2. 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.
- 4.9.3. 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 Appendices 2 and 3 in order to correctly interpret the tree data.

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Visual Amenity	Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	1-Low 2-Moderate 3-High 4-Very High	Structural Condition	Retention Category	(m)
G1	Mature London Plane	av 21	av 2	2	E	av 1360	av 11 12 10 11	1: Planted row of eight ornamentals at field edge adjacent footpath. 2: Crown clearance approximately 4m over footpath and 1m over field, acceptable due to current land use, adequate clearance from child’s play area. 3: All have multiple stems arising from 2-2.5m above ground level, possibly historic lapsed pollards. 4: Multiple pruning wounds throughout lower canopy due to crown lifting with good occlusion. 5: Small diameter deadwood noted to one tree central to group. 6: Bird boxes present on stems. 7: No major visible defects. 8: Group of excellent specimens.	Deadwood.		4	Good	40+	15.00
	Platanus x hispanica						each		Low	3		Good	A1.2.3	
G2	Early-Mature Downy Birch	av 14	av 3	3	W	av 520	av 7.5 5.5 5.5 7	1: Planted row of four ornamentals at field edge adjacent footpath, all with bifurcated stems at 3m above ground level. 2: Pronounced fluting and deep recesses to main stems, typical of species. 3: One central tree has basal epicormic growth preventing a detailed inspection. 4: Multiple pruning wounds due to crown lifting with generally good occlusion. 5: Adequate clearance from adjacent footpaths and sports pavillion. 6: Easternmost tree in group in poor condition with decay cavities evident at site of old pruning wounds and deadwood throughout the canopy, likely due to shading from G1.	Remove/deadwood easternmost tree.		3	Good	40+	6.24
	Betula pubescens						each		Moderate	1		Good	B1.2	

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, approximately 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.
Lowest Branch Height & Orientation	Height and direction of growth of the lowest lateral branch extending from the main tree stem.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
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.
Visual Amenity	General significance in the landscape (1 - Low, 2 - Moderate, 3 - High 4 - Very high)
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.

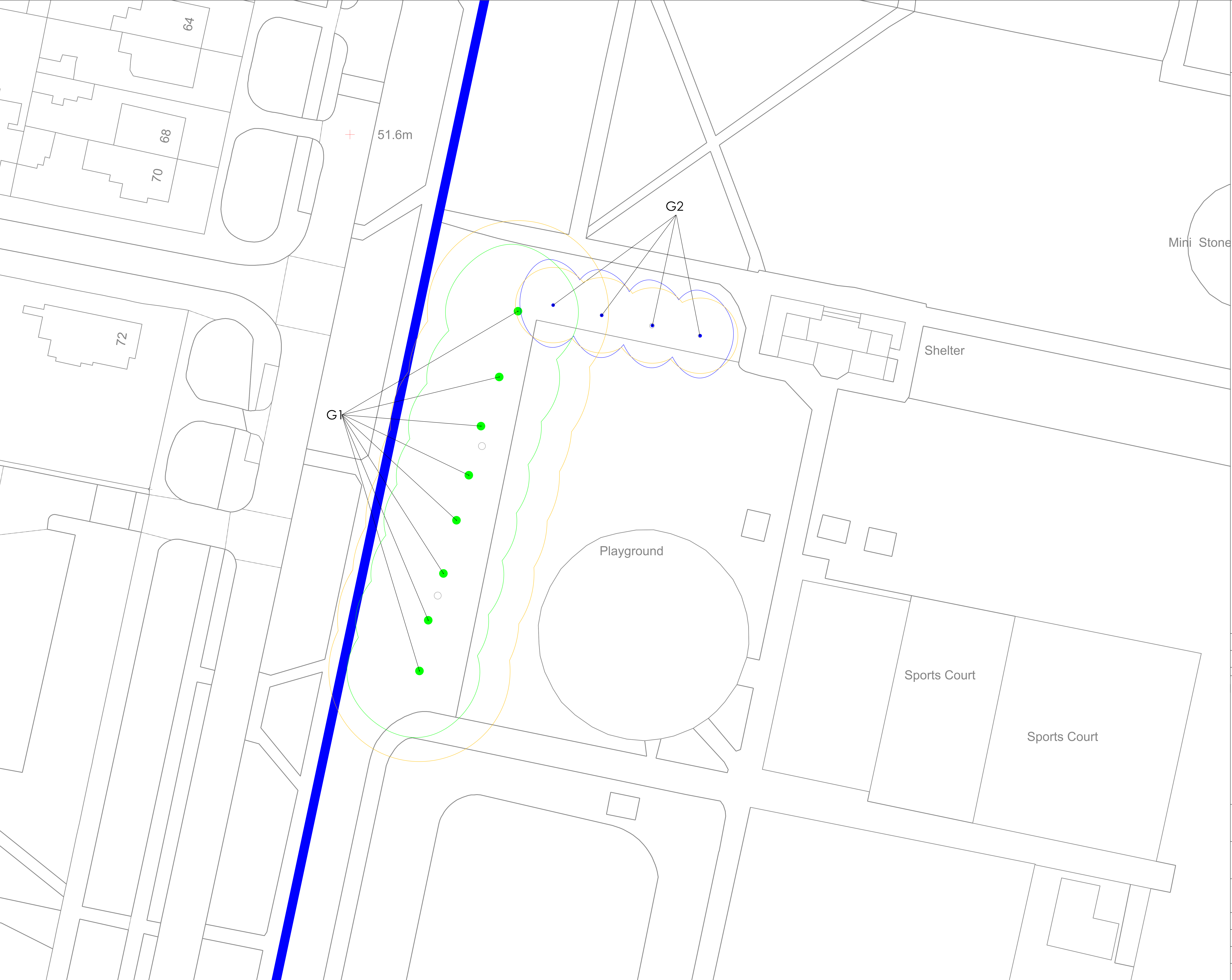
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
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
For trees in categories A to C, they should qualify under one or more of the three subcategories (1, 2, 3), as detailed in Table 1 of BS5837: 2012. Subcategory 1: Arboricultural qualities Subcategory 2: Landscape qualities Subcategory 3: Cultural values, including conservation.		
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

Site ownership boundary

Redline site application boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D	

URBAN
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Client:
MANCHESTER CITY COUNCIL

Project:
**CRINGLE PARK,
MANCHESTER**

Title:
TREE CONSTRAINTS PLAN

Issue:
PLANNING

Drawn: AH	Checked: AB	Approved: AB
Project: UG2113	Scale @ A0: 1:200	Date: 23/06/23
Dwg No: UG_2113_ARB_TCP_01		Revision: 00

Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
No tree works are required to facilitate the proposed development				

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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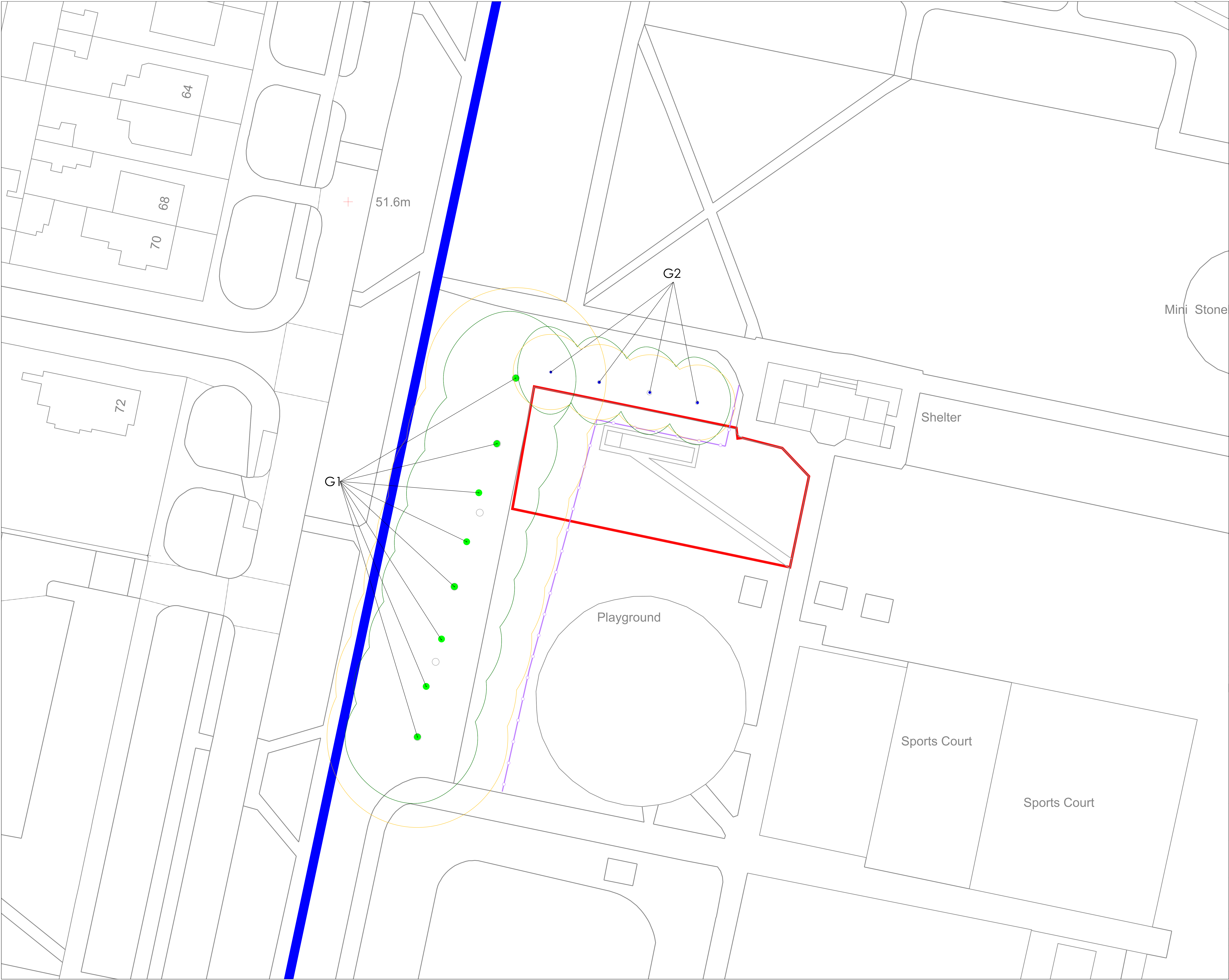
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TREE WORKS SCHEDULE

Issue:

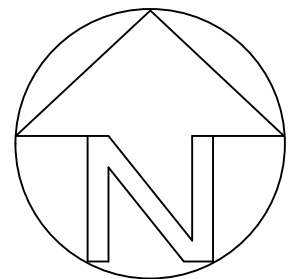
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Notes:-



- 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
- Redline Site Application Boundary
- Protective fencing (See Insert 1 & Insert 2)

REV.	DATE	DESCRIPTION	DRAWN	CHK'D



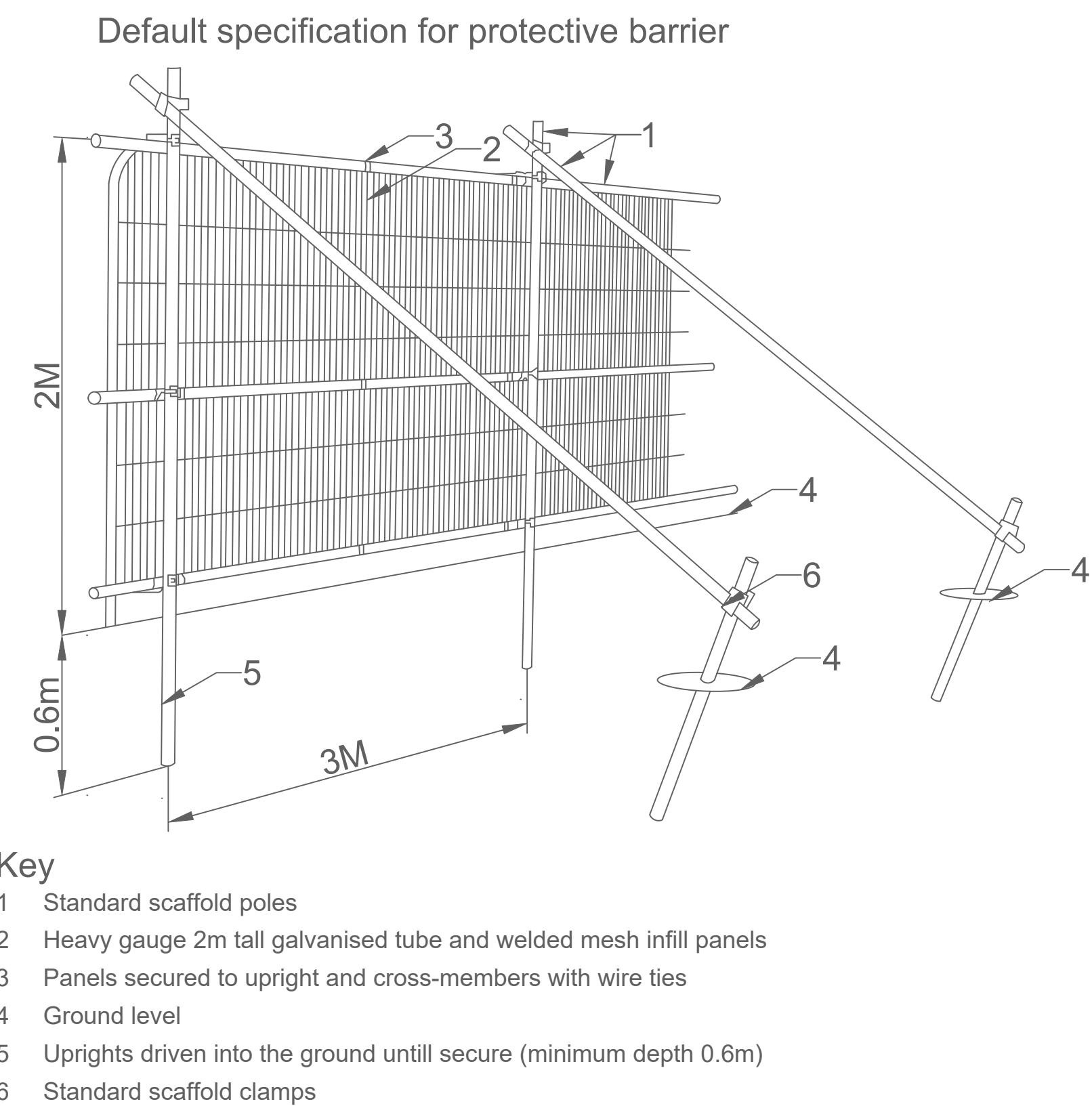
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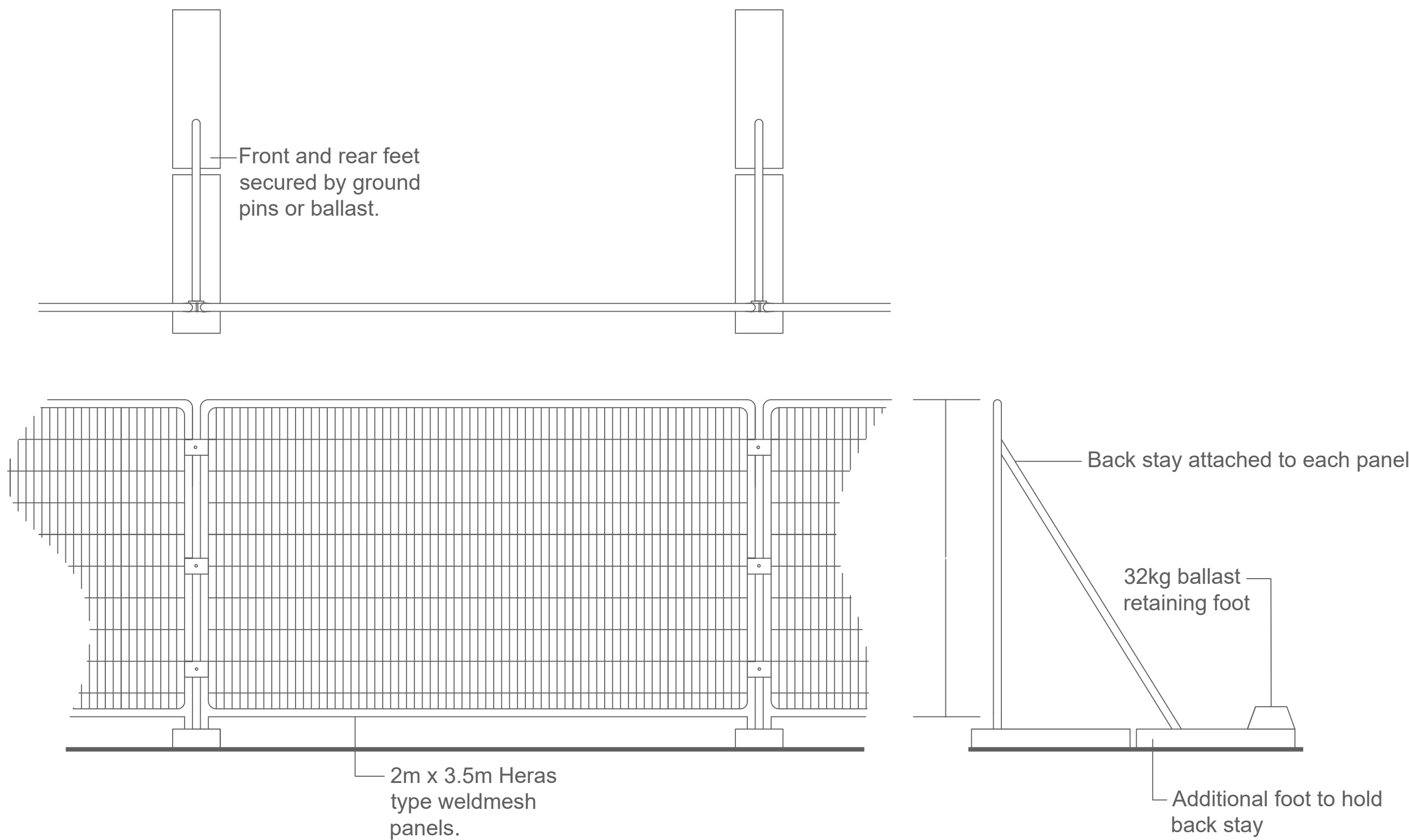
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Client:			MANCHESTER CITY COUNCIL		
Project:			CRINGLE PARK, MANCHESTER		
Title:			TREE PROTECTION PLAN		
Issue:			PLANNING		
Drawn:	AH	Checked:	AB	Approved:	AB
Project:	UG2113	Scale @ A0:	1:200	Date:	23/06/23
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Insert 1: Tree protective fencing specification



Back-stay support



Insert 2: Tree protection notice



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Client: MANCHESTER CITY COUNCIL				
Project: CRINGLE PARK, MANCHESTER				
Title: TREE PROTECTION INDEX				
Issue: PLANNING				
Drawn: AH		Checked: AB		Approved: AB
Project: UG2113		Scale @ A0: N/A		Date: 23/06/23
Dwg No: UG_2113_ARB_TPI_01				Revision: 00