

Alben Landscapes Ltd

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Tree Mapping

SCALE :
1 : 2500 @ A3

DATE :
21/11/2022



[Filename]

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Several factors are leading to the demise of
the green infrastructure:

Global warming creating drought stress.
Globalisation bringing pests and diseases
into the country, i.e. ash dieback and horse
chestnut leaf miner.
Certain areas of high visual amenity value
are lacking age diversity.
Trees with poor form and mechanically weak
structures.
Potential damage to tree roots which
involves the Forest School development.

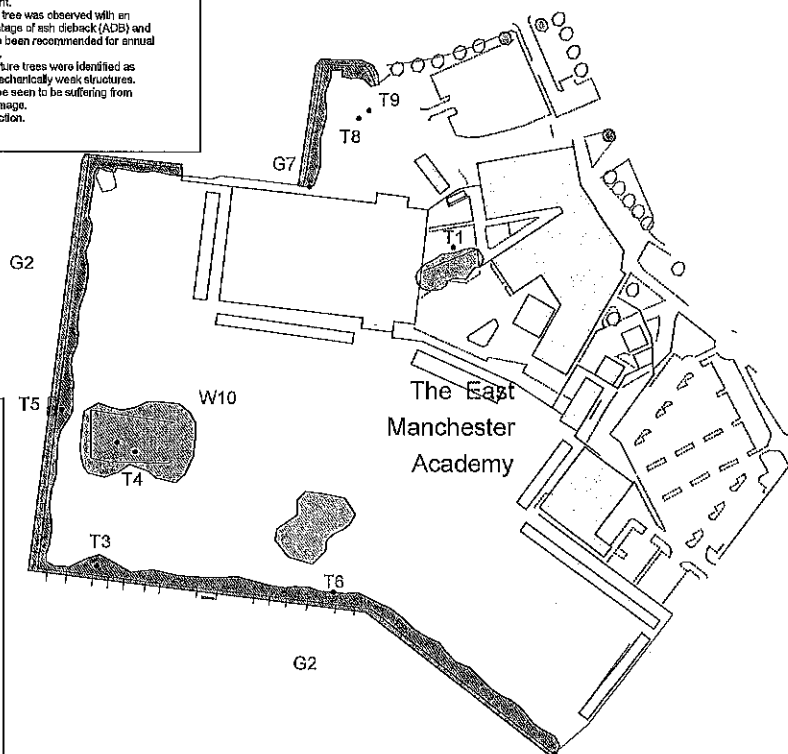


Key

- Groups of Small Mature Trees
- Forest School
- Pastigilled beam
- Cole
- Groups of Mature Trees
- Areas for Tree Planting
- Building Names

Tree Survey - Identified seven individual
trees, two rows of trees and a Forest School
that require either removal, remedial work or
monitoring. Key areas of concern are as
follows:

Newly planted tree around the boundaries
are growing through fencing and on to
properties, they are all lacking any post
management.
A large ash tree was observed with an
advanced stage of ash dieback (ADB) and
others have been recommended for annual
inspections.
Several mature trees were identified as
having mechanically weak structures.
Trees can be seen to be suffering from
drought damage.
Soil compaction.



Recommendations - Would uphold the
schools outstanding green infrastructure by
proactive management seeing tree planting
and maintenance of the existing grounds.

A summary of the recommendations are as
follows:

Completion of the recommended work within
Appendix A - Tree Schedule within the
timeframes.
Due to the size of trees and their proximity to
moderate occupancy target areas, it is
recommended that a system of zoning be
implemented.
Have a strategy to manage ash dieback.
Tree planting to improve age/species
diversity, additionally to replace trees being
removed all around the grounds thus
improving wildlife's longevity.
Post tree planting management resulting in
the thinning out of lesser species and
removal of tree lies.
Pruning and thinning of trees away from the
perimeter fencing creating an inspection
corridor.



Tree Condition Report with a
Recommended Works Schedule

Date of Assessment

13th November 2022

Site

The East Manchester Academy
Grey Mare Lane
Beswick
Manchester
M11 3DS

Instructed by

Alben Landscapes Ltd

Author

Andrew McLoughlin
Treestyle Consultancy Ltd
info@treestyleconsultancy.co.uk

Executive Summary

Treestyle Consultancy was commissioned to complete a condition appraisal of trees at The East Manchester Academy in November 2022. This is Treestyle Consultancy's initial tree condition and recommendations report which assessed all trees within the grounds at a level two arboricultural survey that involved a full VTA (Visual Tree Assessment).

Tree Survey - identified seven individual trees, two rows of trees and a Forest School that require either removal, remedial work or monitoring. Key areas of concern are as follows:

- Newly planted tree around the boundaries are growing through fencing and on to properties, they are all lacking any post management.
- A large ash tree was observed with an advanced stage of ash dieback (ADB) and others have been recommended for annual inspections.
- Several mature trees were identified as having a mechanically weak structures.
- Trees can be seen to be suffering from drought damage.
- Soil compaction.

Summary - The grounds of The East Manchester Academy benefit from an outstanding green infrastructure which can be seen all around the grounds. The investment of tree planting in its initial development can now be appreciated. Its tree population can be experienced from within and appreciated by the wider public domain and are an essential feature of the landscape. As a group they provide good visual aesthetics with a variety of benefits as well as creating a warm welcoming Academy. The screening of residential housing suppresses noise and air pollutants from these areas. Trees and associated vegetation can be an educational tool as well as inducing social calming. With ownership of such trees comes not only a duty of care to ensure there is an acceptable level of risk but also for upholding the green infrastructure and its longevity. There are biological and mechanical issues concerning the green infrastructure as globalisation has introduced many new pests and diseases. The most prevalent is ash dieback, symptoms could not be identified due to the lack of leaves. However, the consensus is that pre-emptive felling should be the exception and that infected trees should only be felled when they are clearly dying or pose an imminent danger. Whilst The East Manchester Academy has only a handful of mature trees, many have relatively low occupancy levels beneath, whilst a dozens of smaller individual trees have greater occupancy targets such as residential housing or vehicle parking, their impact would be considerably less.

N.B. Target areas are places where a tree or tree part could fall and land on a vehicle, structure or a person causing damage or injury.

1.0 Introductions

- 1.1 Treestyle Consultancy's principle assessor is Andrew McLoughlin, the Managing Director of Treestyle Consultancy Ltd since 2001. I have a National Certificate in Arboriculture and a Higher National Diploma in Arboriculture. Qualified Arboriculturalist since 1998. I am also a qualified teacher and a LANTRA instructor and assessor. ISA Tree Risk Assessment Qualification, Quantified Tree Risk Assessor. Ancient and Veteran Tree Expert. Up to date Curriculum Vitae (which include records of up to date Continued Professional Development - CPD) can be provided upon request.
- 1.2 The task of an Arboricultural Consultant is to consider all aspects of tree safety with regards to a trees biological and mechanical issues, however, it should be noted that no tree can be deemed as risk free. The ever changing natural environment and the effects of global warming all put trees under stress. Unpredictable forces such as extreme weather, the tidal wave of non native pathogens and mans influence with constant development around trees can all greatly reduce a trees longevity. Other essential areas for consideration are trees potential longevity, their amenity, landscape, ecological and conservational value, social and recreation contributions. The aim of the Arboricultural Consultant is to produce recommendations with the aim to retain green infrastructure where possible. However, recommendations are put forward to reduce the level of work as low as reasonably practical, given the owners acceptance of the level of risk and the perception of its value to the environment.

2.0 The Report

2.1 Survey Brief

All trees highlighted for inspection have been mapped and where possible trees were grouped. All trees and tree groups requiring attention have been listed in Appendix B – Tree Schedule. Appendix A - Tree Mapping highlights these trees. Their relevant recommendations can be read in the latter part of this report. It should be noted that Treestyle Consultancy Ltd has no association with any company/organisation who could be involved in carrying out any tree work that is recommended in this report.

The International Society of Arboriculture (ISA) Best Management Practice (BMP) was used with the guiding principles of a Level 1 and Level 2 inspection.

The normal Level 2 “basic” assessment which involves a full 360 degree view of a tree crown, stem and potential rooting area could not always be carried out. This is because a percentage of the tree population is located on third party land where access could not be gained. These areas were inspected at a Level 1 “limited visuals”. This is deemed ample for their inspection due to the low occupancy of the areas beneath.

5.0 Site Details

5.1 Weather Conditions at time of survey

The weather at the time of the survey was sunny with a mild westerly wind. The conditions were sufficient to allow for the level of survey required.

5.2 Site Location

The East Manchester Academy is located in the residential area of Lytham. The surroundings are predominately residential housing, public highways and local businesses.

5.3 Topography

The topography of the grounds has no notable features to comment on.

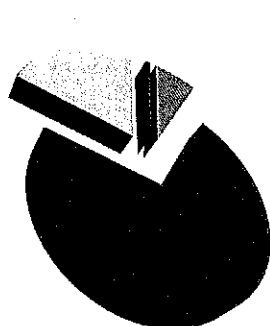
5.4 The Grounds

- **The Carpark and Entrance** are areas of visual importance as they are where first impressions are made. The green infrastructure can be seen lining the front and overhanging the carpark and entrances. These are moderate occupancy areas where vehicles maybe stationary for long periods of the day. Alternatively staff, students and parents regularly pass quickly beneath these trees which creates low occupancy.
- **The Boundaries** are areas with potentially moderate occupancy due to the public highway with areas where vehicles maybe stationary for periods of time. They provide essential screening and privacy. However, a number of trees have mechanically weak structures which greatly reduces their life potential, some problems are easily rectified such as thinning out. It is recommended that tree planting be carried out in areas around the boundaries to help create screening from the elements as well as to aid age and species diversity. Trees in the right place can help to reduce noise and air pollution.

N.B. Target areas are places where a tree or tree part could fall and land on a vehicle, structure or a person causing damage or injury.

7.0 Species Composition

- 7.1 There is generally good variation with the tree species within the grounds, these have been categorised as high quality and value. Most of these species have good longevity characteristics and are generally found with species such as Pine (*Pinus spp*), beech (*Fagus sylvatica*), Norway maple (*Acer platanoides*), field maple (*Acer campestre*), lime (*Tilia cordata*), poplar (*Populus spp*), hornbeam (*Carpinus betulus*), cherry (*Prunus spp*) and oak (*Quercus spp*).
- 7.2 The pie chart shows the categorisation of the tree population that has been highlighted for attention, it has been focused on individual trees. Trees have been categorised as follows; category A trees have the life potential of 40 years plus, category B trees that don't warrant category A yet due to their smaller size, these may move into the higher category as they mature. Category C trees are growing within groups of trees predominately found within woodlands. These are generally short lived species in areas of low amenity value and have a life expectancy of 10 years. Category U which are normally dead, dying or dangerous are trees.



- Category A - High Quality & Value
- Category B - Medium Quality & Value
- Category C - Low Quality & Value
- Category U - Retention cannot realistically be achieved

Table 1 shows the general quality and value of the tree population of the trees, it should be noted that a large number of these trees have been recorded the same as a smaller one which may have much lesser visual impact. The greatest number of trees which can be seen are of moderate quality which are located in the boundary planting

- 8.5 The green infrastructure of the grounds is generally of good quality and is mostly located in key areas around the grounds. However, proactive tree management which is a steady ongoing process has vast benefits;
- Reduces expensive reactive tree work.
 - Spreads financial maintenance costs.
 - Reduces risk of tree failure and increases safety.
 - Huge benefits to the ecology.
 - Greatly increases the productive life potential of the green infrastructure.
 - Improves the visual aesthetics of the school.
 - Increases tree establishment.
 - Improves the schools image for caring for its landscape and the environment.
 - Improves the health and well being of the occupants and visitors.
 - A good green infrastructure can create a warm welcoming environment.
- 8.6 Ash dieback (*Hymenoscyphus fraxineus*) is estimated to kill up to 90% of the ash population and cost the UK economy £15 billion in the next few years. Therefore any of these species should have in place a contingency plan for the eventuality of their death. ADB infection was observed and it is expected all ash trees within the grounds will die over a very short period of time, predominately because the trees of a young age which are proving more susceptible to the disease. Issues that will arise from this are the risk and danger of failure due to the brittle nature of the tree. This leads to other issues were increased costs for removal and making these trees safe, additionally the increased danger and the high demand for qualified, insured and experienced tree surgeons.
- 8.7 As mentioned above the green infrastructure is threatened by ash dieback (ADB), especially as a high number of ash with the dieback can be seen within the grounds. A number of these are large mature trees which do not take to pruning or crown reductions and often speeding up mortality. Therefore, as long as the occupancy of the target area is low, the trees should remain and the trees be monitored for further decline. Where trees are dangerous and clearly past the point of recovery, then they should be made safe, where possible nature poles should be remain to provide some wildlife habitat. The symptoms of ADB are not always possible observe.e.g. when the trees are dormant and have no leaves.

Zoning

- 9.2 It has been highlighted in the tree industry with regards to the HSE that safety with organisations who have large areas of land containing trees that are frequented by the staff and public must have a system in place that would include a system of works for inspection. This will include recording of actions, the prioritisation of "Zoning" areas and a record of who, when and where was inspected. All the relevant forms are listed in the appendix, below lists more specifically what is required.

The "Zoning" will help to prioritise the frequency of inspections that the staff must undertake a weekly, monthly or 6 months. This will also dictate the urgency of the tree work and how soon it should be carried out. Mapping of the zoning can be easily produced and can be altered if otherwise decided by the staff or situations change with regards to development.

Due to the ever changing environment and target areas it would be advised that the site have a level 1 inspection and be walked and inspected prior to events (Zone 1), 6 monthly (Zone 2), yearly (Zone 3) or all three after the event of any storm. He/she would be looking for any biological or mechanical issues such as the uprooting of trees, fungi on the ground or on the stem or crown, cracks, flaking bark, dead and hanging branches. This list is not exhaustive, the VTA (Visual tree assessment) a form can be used as guidance.

A record of all inspections and findings must be kept. This must contain a record of inspections, dates for the work to be carried out and have recommendation of work and a system of inspections. Two tree inspection forms have been designed for qualified staff to use for record keeping. The first type of record of the walk/driveby survey level 1.

The second is required if something has been highlighted for further inspection level 2, something that management may make a decision on. If a further more detailed inspection may then be still be required then a level 3 inspection by a suitably qualified arborist be used, this may require the use of advanced decay detection equipment.

The above zoning and inspection time scale is not a precise recommendation, more as guidance. What is imperative is that inspections are undertaken, recorded and the work carried out in a uniform fashion.

- 11.6 The content of this report is valid for 12 months from the cover date. Any works recommended for beyond this time period are based on expectations rather than in response to currently identified defects. Trees should have their condition re-inspected by a qualified arboricultural consultant within three years of this report being written.

Useful web links

Ash dieback <https://treecouncil.org.uk/science-and-research/ash-dieback/public-guidance/>

<https://www.forestresearch.gov.uk/tools-and-resources/fthr/pest-and-disease-resources/ash-dieback-hymenoscyphus-fraxineus/>

Common Sense Risk Management of Trees <http://ntsgroup.org.uk/wp-content/uploads/2016/06/FCMS025.pdf>

Grey squirrels <https://www.woodlandtrust.org.uk/mediafile/100263520/ps-wt-2014-grey-squirrel-management-ps.pdf?cb=3819311e674241c0924fedcb48a432f9>

Tree Planting Manual <https://www.forestresearch.gov.uk/tools-and-resources/urban-tree-manual/>

The Toxic School Run <https://downloads.unicef.org.uk/wp-content/uploads/2018/09/UUK-research-briefing-The-toxic-school-run-September-2018.pdf?ga=2.193405678.2100286032.1575282622-1110326809.1575282622>

Houses of Lords debate June 2019 <https://hansard.parliament.uk/Lords/2019-06-11/debates/E3CE49E4-DF0D-4221-9885-7E58D2CF0B71/Children'SHealthVehicleEmissions>

Funding for Tree Planting

<https://www.woodlandtrust.org.uk/plant-trees/schools-and-communities/>

<https://treecouncil.org.uk/take-action/grants-for-trees/>

<https://treecouncil.org.uk/schools-and-education/>

Appendix D - Glossary

Abbreviation	Term	Explanation
DBH	Diameter at Breast Height	The diameter of the tree trunk in question, 'breast height' is taken to be 1.3 metres above ground level. Multi-stem trees have their stems measured separately and indicated as so in the tree schedule. Trees with abnormal growths, branch unions or other obstructions at 1.3 m will have their measurements taken immediately below said obstructions.
RPA	Root Protection Area	The area in metres squared of the potential underground rooting constraints
AMS	Arboricultural Method Statement	This dictates the procedure for works to be carried out around the protected trees
RPA	Root Protection Area	Circular area surrounding tree with a radius based on the DBH of the tree, as calculated in BS 5837:2012. RPA Radius = 12 x DBH
AIA	Arboricultural Impact Assessment	What will the impact be on the trees with the proposed development
VTa	Visual Tree Assessment	A system of tree inspection devised by Claus Mattheck using visual signs to read the body language of trees & aid with the diagnosis of potential defects.
TPP	Tree Protection Plan	This describes the process on how the work is to be carried out around the trees
BS5837 2012	British Standards	British Standard 5837:2012 <i>Trees in relation to design, demolition & construction - Recommendations.</i>
	Codominant stem	Two stems on a tree which can suggest a weakened union
	V union with bark inclusion	Usually with a codominant stem, as above but with up to an additional 42% weak union
Y	Young	Tree which has not yet established a significant rooting structure in the ground & has not developed a significant branching structure - its form is largely 'whip' like in nature & it could normally be easily transplanted or replaced.
EM	Early Mature	Tree which has established a significant rooting structure & has developed a noticeable internal scaffold structure, it differs from a mature version of its species only in size but not in relative proportions of its structure. Trees in this age class will still be developing significantly in height & spread.
M	Mature	Tree which has established a significant root-plate & which is over 50% of the way through its usual life expectancy. Trees in this age class will still be developing significantly in spread but less significantly in height.
OM	Over Mature	Tree which has fully established & will no longer be able to continue increasing in size due to its age, it may be showing signs of decline such as localised dieback but does not need to do so by definition. However it should be expected that signs of structural deterioration will soon become apparent.
V	Veteran	Tree which is showing veteran tree characteristics such as very significant crown retrenchment, extensive internal cavitation & possess significant cultural, ecological &/or historical value. Size is a common indicator of these characteristics but is not an essential requirement, for example, ancient coppices may possess veteran tree characteristics but may have a stunted form. Age is a stronger indicator but again not essential as veteran characteristics can be encouraged in younger trees.
-	Minor Deadwood	Deadwood under 50 mm in diameter
-	Major Deadwood	Deadwood which is equal to or greater than 50 mm in diameter
-	Retrenchment	Retrenchment: progressive reduction in the size of the crown of an old tree, by means of the dieback or breakage of twigs and small branches, accompanied by the enhanced development of the lower or inner parts of the crown.

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General Tree Assessment (Detailed)

Tree ID: G2		A Group		Tag:		Assessor: Andrew McLoughlin				
		--		TPO:		Date: 11-Nov-22				
Tree Comment:										
Survey Comment: A wonderful row of trees requiring thinning, pruning away from residential properties, removal of tree ties and tree guards, coppicing of hazel, creating a 1m inspection corridor. Scots pine to remain, hazel to be coppiced, maple, oak to remain. Birch, elder, willow which could be thinned out if suppressing the aforementioned										
Details	Height 5 m	Spread	Stems	Ø	Maturity Semi-mature	Bat Yes	Con Area	Prev Insp N/A	Next Due 11-Nov-25	Condition Good
Observations	Root No visual defects			Stem No visual defect Bark wounds		Branch Minor dead wood Low hanging branches		Leaf/Bud Normal		
Work	Category See Comment			Action Unspecified				Priority By Next Insp.		Done No

Tree ID: G7		A Group		Tag:		Assessor: Andrew McLoughlin				
		--		TPO:		Date: 11-Nov-22				
Tree Comment:										
Survey Comment: A wonderful row of trees requiring thinning, pruning away from residential properties, removal of tree ties and tree guards, coppicing of hazel, creating a 1m inspection corridor. Scots pine, hazel, maple, elder, oak, birch, willow										
Details	Height 5 m	Spread	Stems	Ø	Maturity Semi-mature	Bat Yes	Con Area	Prev Insp N/A	Next Due 11-Nov-25	Condition Good
Observations	Root No visual defects			Stem No visual defect		Branch Minor dead wood Low hanging branches		Leaf/Bud Normal		
Work	Category See Comment			Action Unspecified				Priority By Next Insp.		Done No

General Tree Assessment (Detailed)

Tree ID: T4		Unknown		Tag:		Assessor: Andrew McLoughlin				
		--		TPO:		Date: 11-Nov-22				
				Tree Comment:						
				Survey Comment: Dead tree						
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	3 m	2 m	1	150 mm	Dead	Yes		N/A	11-Feb-24	Poor
Observations	Root		Stem		Branch		Leaf/Bud			
	No visual defects		Fungus or decay		Minor dead wood Major dead wood		All dead / absent			
Work	Category		Action		Priority		Done			
	Fell		Unspecified		6 Months		No			

Tree ID: T5		Common Lime <i>Tilia europaea</i>		Tag:		Assessor: Andrew McLoughlin				
				TPO:		Date: 11-Nov-22				
				Tree Comment:						
				Survey Comment: Close to residential building						
Details	Height	Spread	Stems	Ø	Maturity	Bat	Con Area	Prev Insp	Next Due	Condition
	8 m	7 m	1	300 mm	Mature	Yes		N/A	11-Nov-25	Fair
Observations	Root		Stem		Branch		Leaf/Bud			
	No visual defects		Bifurcated		Low hanging branches		Normal			
Work	Category		Action		Priority		Done			
	Prune		From buildings/structure/tree by 1.0m		6 Months		No			
	Remove		Faulted branch/limbs		6 Months		No			

General Tree Assessment (Detailed)

Tree ID: T9	Common Ash <i>Fraxinus excelsior</i>					Tag: TPO:		Assessor: Andrew McLoughlin Date: 11-Nov-22		
Tree Comment: Survey Comment: Succumbed to ash dieback. Large amounts of deadwood										
Details	Height 25 m	Spread 8 m	Stems 1	Ø 400 mm	Maturity Mature	Bat Yes	Con Area	Prev Insp N/A	Next Due 11-Feb-24	Condition Poor
Observations	Root No visual defects		Stem No visual defect		Branch Apical die back Minor dead wood Major dead wood			Leaf/Bud 50% dead / absent		
Work	Category Fell		Action Fell and replant space				Priority 3 Months		Done No	

Tree ID: W10		A Woodland - <i>Spp.</i>			Tag: TPO:		Assessor: Andrew McLoughlin Date: 11-Nov-22			
Tree Comment: Survey Comment: Forest school with great potential. Small amounts of deadwood and limited age diversity										
Details	Height 25 m	Spread	Stems 1	Ø 500 mm	Maturity Mature	Bat Yes	Con Area	Prev Insp N/A	Next Due 11-Nov-25	Condition Good
Observations	Root	Stem			Branch			Leaf/Bud		
	No visual defects			Major cavities			Minor dead wood Major dead wood Major cavities			Normal
Work	Category No action	Action Unspecified							Priority	Done No

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General Tree Assessment (Summary)

Tree Ref	Species	H (m)	Spr (m)	Maturity	Condition	Action Recommendations	Priority	Done	Inspected
G2	A Group	5	0	SM	Good	See Comment :: Unspecified	y Next Insp.	No	11-Nov-22
Comment: A wonderful row of trees requiring thinning, pruning away from residential properties, removal of tree ties and tree guards, coppicing of hazel, creating a 1m inspection corridor. Scots pine to remain, hazel to be coppiced, maple, oak to remain. Birch, elder, willow which could be thinned out if suppressing the aforementioned									
G7	A Group	5	0	SM	Good	See Comment :: Unspecified	y Next Insp.	No	11-Nov-22
Comment: A wonderful row of trees requiring thinning, pruning away from residential properties, removal of tree ties and tree guards, coppicing of hazel, creating a 1m inspection corridor. Scots pine, hazel, maple, elder, oak, birch, willow									
T1	Common Ash	20	14	M	Fair	Re-Inspect :: See Comment Remove :: Major dead wood	1 year 3 Months	No No	11-Nov-22
Comment: Susceptible to ash dieback with large amounts of deadwood and compacted soil									
T3	Grey Willow	22	8	M	Fair	Reduce crown(s) :: By 25%	y Next Insp.	No	11-Nov-22
Comment: Drop crotch bifurcated limb									
T4	Unknown	3	2	Dead	Poor	Fell :: Unspecified	6 Months	No	11-Nov-22
Comment: Dead tree									
T5	Common Lime	8	7	M	Fair	Prune :: From buildings/structure/tree by 1.0m Remove :: Faulted branch/limbs	6 Months 6 Months	No No	11-Nov-22
Comment: Close to residential building									
Age Classification: NP Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: Overall unless specified as - C Crown S Stem B Basal area									



MANCHESTER CITY COUNCIL

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Support Team
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Manchester M60 2LA

Lancaster Maloney Martin
Equitas House
Unit 6 Station View
Rhino Court
Stockport
SK7 5ER

Date: 18 January 2023

Dear Sir/Madam,

Application number: 135932/FO/2023

Proposal: Instillation of Multi Use Games Area (MUGA) together with the installation of 5 metre high boundary treatment

Location: East Manchester Academy , Grey Mare Lane, Manchester, M11 3DS

Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):

- 1) Please provide a drainage strategy for the proposal.
- 2) Please provide a ground conditions report
- 3) Please provide an operational management statement including details of community access and opening hours
- 4) Please provide a tree survey as to how the development would affect surrounding trees
- 5) Does the proposal affect an existing grass pitch? ~
- 6) Please provide an acoustic report detailing the noise on existing residential properties.
- 7) Please can you confirm if any new lighting is proposed. If so, please provide location, scale and appearance and lighting report with lux levels.

I am therefore holding your application and if you wish to discuss the information required members of my staff will be pleased to assist.

Please return any documents/information required to the Technical Support Team, Planning at the above address. If we have not heard from you by 15 February 2023 we will return your application.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing