



125, PORTLAND STREET, MACHESTER

For

PORTLAND ESTATES LTD

TREE SURVEY REPORT

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ISSUE 01

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DOCUMENT CONTROL

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PROJECT: 125 PORTLAND STREET, MANCHESTER

JOB NO: 2369

CLIENT: GREATER MANCHESTER MENTAL HEALTH FOUNDATION TRUST

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1.0 Introduction and Instruction

- 1.1 Appletons was instructed by Atelier MB Architects on behalf of Portland Estates Ltd. to assess a small number of trees located within the curtilage of 125 Portland Street, Manchester. The work included a tree survey of the existing trees with regard to their location and condition and to provide information and initial guidance on the relationship between trees and any proposed development on the site.
- 1.2 The tree survey work was undertaken on 25th June 2021 in accordance with BS 5337:2012, *Trees in relation to design, demolition and construction – Recommendations*, and the results are detailed within this report.
- 1.3 Appletons is a firm of chartered landscape architects and environmental consultants with extensive experience in carrying out tree surveys of this nature. Staff are members of the Arboricultural Association. The survey was undertaken by Lorna Cruice BA Dip LA TechArborA CMLI who is a Chartered Landscape Architect and a Technician Member of the Arboricultural Association.

2.0 Statutory Controls

Tree Preservation Order

- 2.1 At the time of the survey it was not known if any Tree Preservation Order are placed on any trees within the site. Information is not currently publicly viewable on line Tree Preservation Orders can be confirmed by email planning@manchester.gov.uk with the address and tree details.

Bats

- 2.2 The Wildlife and Countryside Act 1981 together with the amendments of 1985 and 1991, with subsequent variations to the schedule orders, and strengthening amendments made within the Countryside and Rights of Way Act 2001, form the basis for legislation protecting Britain's flora and fauna. It should be noted that all species of bats and their roosts are afforded statutory protection and work to trees including felling and pruning work, which may shelter roosting or hibernating bats are also afforded protection. It is an offence to:-
- *intentionally or recklessly disturb, kill, injure or take a bat;*
 - *damage or block access to the resting place of any bat;*
 - *sell, barter or exchange a bat, dead or alive;*
 - *be in possession or control of a bat or anything derived from them.*

Birds

- 2.3 It is also 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 to trees likely to disturb nesting birds should be avoided from late March to August. In general terms, it is recommended that removal of trees or tree works are not carried out during the period of March to September unless it can be confirmed that there are no nesting birds. Trees scheduled to be removed within the nesting season shall be inspected by a qualified ecologist and trees removed within 2 days of confirmation that nesting birds are absent from trees.

3.0 Survey Methodology

- 3.1 The survey has been carried out in accordance with Section 4 of BS 5337:2012, *Trees in relation to design, demolition and construction – Recommendations*.
- 3.2 BS 5837 provides guidance and recommendations for the design and construction process in relation to trees and gives recommendations as to the objective surveying of trees in respect of their physical, aesthetic and structural condition as individual specimens and within a landscape context.
- 3.3 The site was visited and all trees within the survey area assessed, identified and details recorded on 25th June 2021. The weather conditions were mild for the time of year (16 degrees Celsius), with overcast skies and very light drizzle. Weather conditions did not pose any constraints to the survey.



Plate 1 – View from south of rear of building.

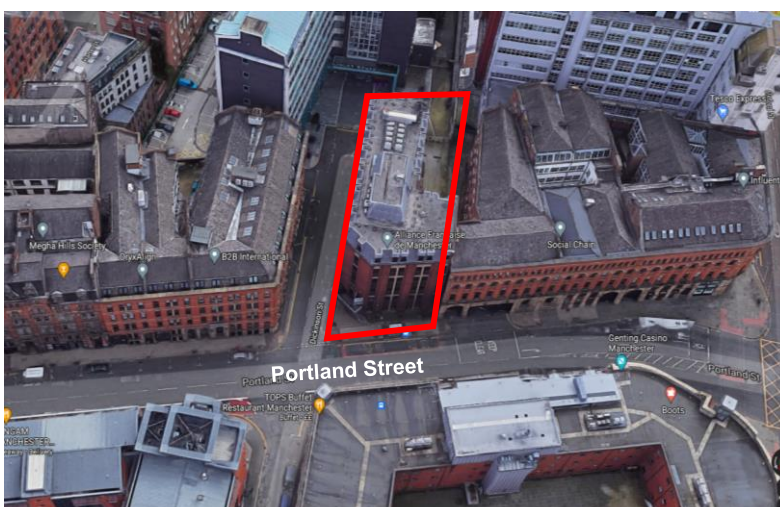


Plate 2 – View from north of front of building on Portland Street.

- 3.4 The location of the trees have been plotted on a drawing no. APP_2369_01.
- 3.5 Species have been recorded by common name and approximate heights recorded in metres. Other statistics have been recorded on the schedules appended at **Appendix 3**.
- 3.6 The survey is in sufficient detail to make informed decisions in regard to a proposed development and the constraints that the trees may impose on design considerations. The comments made are based on observable factors present at the time of inspection and management recommendations are based on maximising the trees' safe life expectancy given their current situation. Although the health and stability of trees in any pre-development context is an integral part of their suitability for retention, it must be stressed that this report is not a tree risk assessment. Where significant defects and safety issues have been observed there is a reported comment on recommended management on the condition schedules in order to put the trees in a safer or improved condition for their future longevity. All observations have been made from ground level without the use of any special diagnostic equipment (unless otherwise stated). Where deemed necessary, aerial inspections have been recommended within the tree canopies by a suitably qualified tree climber. All measurements are metric and height recordings are approximate. Consideration of the potential influence of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth on buildings and/ or surface structures is also excluded from this report.

Constraints

- 3.7 There were no significant constraints to undertaking the survey.

4.0 Methodology and Arboricultural Constraints

Tree Constraints Plan and Tree Schedules

4.1 The Tree Constraints Plans, drawing no. APP_2369_01 at **Appendix 1** and indicates the distribution of trees on the site at a scale of 1:100. The Tree Quality Assessment Cascade Chart Category is at **Appendix 2** with trees also colour coded on the Tree Constraints Plans. The abbreviations, methodology and criteria for the tree survey assessment and the Tree Category Gradings are explained at the beginning of the Tree Survey Schedules at **Appendix 3**. Trees that should be presented as a material consideration during the design of any development are recorded in the Tree Constraints Plans and the Tree Schedule. The Tree Constraints Plans also indicates the recommended Root Protection Areas (RPA) for individual trees and groups identified in the Tree Schedule. The RPA represents the minimum recommended area which should ideally be left undisturbed and within which no activity should take place around each tree were they to be retained as part of the proposals. The height of trees provides guidance on distances that development should be constructed away from trees to avoid damage should a tree fail at ground level. The Tree Constraints Plans also shows a representation of the crown spread of each tree (compass directions are not indicated on the Tree Survey Schedule).

4.2 The trees have been categorized as A, B, C or U and are indicated on the Tree Constraints Plan with a colour representing each category as keyed on the plan. A total of 73 trees and groups consisting of planted trees have been surveyed which have a diameter or collective diameter of 50mm or greater.

A Category trees

4.3 Trees identified as category grade A are those of significant high quality and value in terms of arboriculture, landscape and conservation. These pose a constraint to any development and should be retained and protected within the design if possible.
3no. category A trees have been recorded (27% of total trees).

B Category trees

4.4 Trees identified as category grade B are those of moderate or fair quality and value in terms of arboriculture, landscape and conservation. These should be retained and protected within any design development if possible although their contribution to amenity value, age and the ability to correct defects should be weighted against the benefits of a development proposal as a whole. If development proposals can readily be modified or changed then it is worth exploring different design options.
2no. category B trees and tree groups have been recorded (18% of total trees).

C Category trees

4.5 Trees identified as category grade C are those of low quality and value in terms of arboriculture, landscape or conservation and include very young trees below 150mm girth. These trees should

not be considered as posing a significant constraint to a development and their removal to facilitate a development would not constitute a significant loss within the locality, particularly if mitigation for tree losses is considered as part of any development proposals. However, if they do not affect development they should be retained and protected or a case presented for their removal.

6no. category C trees/ tree groups have been recorded (55% of total trees).

U Category trees

- 4.6 Trees identified as category grade U are those which have irremediable features such as severe disease and are in a condition that any existing value would be lost within 10 years or are dead and which should in the current context, be removed for reasons of sound arboricultural management.

No. category U trees and tree groups have been recorded.

Below ground considerations

- 4.7 Typically, about 80% of roots will be found in the upper 600mm of soil and surrounding supporting material and often extending well beyond the canopy spread of more mature trees.

The threat to the trees by development comes from:

- a) root severance or fracture;
- b) compaction of the soil, preventing gaseous exchange and moisture percolation;
- c) possible change to moisture gradients due to surface water run-off or interception as well as
- d) physical damage to low branches and trunk.

The consequences for the tree of such damage are:

- e) instability, if severe enough;
- f) entry points for pathogenic fungi at wounds / fractures;
- g) loss of vitality due to reduced oxygen, mineral and moisture take-up; all leading to;
- h) root death,
- and
- i) a general decline or possible death of the tree.

- 4.8 In general, an arboricultural consultant (or Local Authority Tree Officer) should be consulted whenever an unexpected issue occurs that involves any tree on site.

5.0 Findings of Arboricultural Survey

- 5.1 A total of 11no. individual trees were surveyed and recorded. Trees recorded are shown on drawing no. APP_2369_01 at **Appendix 1**.

Site description and context

- 5.2 The area of the survey is located to the immediate rear and western areas of the site at 125 Portland Street and immediately fronting the building on Portland Street. The site is centred at SJ 84078 97786. The rear of the building is accessed via a ginnel from Portland Street and is currently hard surfaced in its entirety. It is used for parking and the location of bins. The site is located in a central location in the city of Manchester and is surrounded by built form, multi-storey buildings of 5-6 storeys and road infrastructure.

Location and Composition of Trees

- 5.3 3no. trees (Mountain ash cultivars) are located immediately to the frontage of the building together with 2no. highway trees (Whitebeam cultivars) planted adjacent to Portland Street either side of a bus stop shelter which are beyond the curtilage of the site. 6no. trees are planted to the rear of the building including 2no. Maple cultivars and a plane tree to the edge of the ginnel road and 3no trees comprised 2no. Maple cultivars and a Mountain ash cultivar to the rear edge. All trees are set with hard surfacing.

General condition of trees

- 5.4 The majority of trees within the survey area are to maturing or mature in age and are considered to have relatively low to moderate vitality which can be attributed to the nature of their immediate environs and the location of the rooting systems within hard surfacing, thus limiting water up take and a providing a potentially unsuitable substrate which is needed to deliver nutrients to the trees. The trees have a 'drawn up' habit to their canopies although the Mountain ash trees appear to be cultivars which have columnar habit that are appropriate in their location. All trees have pruning wounds that have healed which is characteristic of the trees having been historically crown lifted to higher their canopies over the parking areas and the highway pavement. This has led to trees T3, T4 and T5 having somewhat mis-shapen canopies. Trees T7, T8 and T9 all have a substantial bias over the highway pavement due to their closeness to the front of the building elevation.



Photo 1 – Trees T1, T2 and T3



Photo 2 – Tree T3



Photo 3 – Trees T4, T5 an T6



Photo 4 – Trees T7, T8 an T9



Photo 5 – Trees 10 ad T11

6.0 Considerations in relation to potential development and impact

Below ground constraints to be considered

- 6.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.
- 6.2 The purpose of the RPA is to prevent physical damage by future soil compaction, changes in soil level or soil contamination, and damage or removal of tree roots, all of which could reduce a tree's health and/or stability.
- 6.3 Where there may be impact on the rooting zone of any trees retained on or off site due to construction, the use of traditional construction methods could result in extensive root loss and where possible should be avoided. Hand digging to minimise root tearing and removal should be carried out and the design of sub-bases that would minimise adverse impact on tree roots in the area should include particular attention to retaining existing levels.

Impact Assessment

- 6.4 The proposals indicated on drawing 1877 P(100) prepared by Atilier MB in February 2019 show an extension and new entrance to be formed to the front elevation of the building at ground floor level. This will necessitate the removal of trees T8, T9 and T10.
- 6.5 The land to the rear will be redesigned to accommodate a new outdoor seating area with decking associated with the new café use of the ground floor. It is anticipated that all trees to the rear area will be retained. Ground levels should not be disturbed or altered in these locations.
- 6.6 It is recommended that retained trees are pruned to remove dead wood and in the case of trees T4, T5 and T6 some pruning work to re-balance the canopies could be undertaken. Any tree work or tree removal deemed necessary should be carried out to the highest standards, based on British Standard 3998:2010 '*Recommendations for Tree Work*' and current best practice. To ensure standards are met it is recommended that a contractor from the Approved List of the Arboricultural Association be used (01242 522152 www.trees.org.uk). It is recommended that if a development layout is approved by the Local Planning Authority, a final Arboricultural Method Statement and Tree Protection Plan be drawn up.

7.0 Method statement for successful tree retention during a development

Root Protection Areas and Construction Exclusion Zones

- 7.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during any demolition and construction work is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in *BS5837: 2012, Trees in relation to design, demolition and construction – Recommendations*, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance, compaction or damage and protecting overhead canopies from accidental damage due to the construction processes. The RPA distances are indicated on drawings 2369_01 at **Appendix 1**. In certain situations, however, there is a limited degree of flexibility in the RPA and CEZ positioning.

Tree Protection Measures

- 7.2 With regard to the CEZs, the design, materials and construction of the temporary fencing should be appropriate for the intensity and type of site construction works and should conform to at least section 6.2 of *BS5837: 2012*. For all retained trees it is important that tree protection fencing is erected at the commencement of development and maintained in situ during the construction phase. The location of such fencing should be based upon the recommendations contained within the current British Standard and that the fencing itself is appropriate. This would normally involve a 'Heras' type wire mesh fence, which will be secured by timber stakes in accordance with the British Standard. No materials should be stored within the fencing and it should be inspected on a regular basis by a competent arborist. The protection of retained trees should, in turn, be secured by the imposition of a suitably worded planning condition.

Precautions outside the Construction Zone

- 7.3 Tractor mounted rotavation or other heavy mechanical cultivation should not occur within the Construction Exclusion Zone (CEZ). Any cultivation required for landscaping proposals should be undertaken carefully by hand or pedestrian controlled light machinery to minimise damage to tree, particularly the roots. Changes in ground level within the CEZ shall not occur. Detailed specification for vehicular and pedestrian surfaces should be agreed with the Local Planning Authority.
- 7.4 All-weather notices should be erected on protective barriers stipulating as no-go area within the CEZ.
- 7.5 Care shall be taken when planning site operations to ensure tall or wide loads/ plant can be operate without coming into contact with retained trees. It is the responsibility of the contract's manager on site to prepare method statements for these operations and to inform all parties of their responsibilities in this regard.

- 7.6 Material which will contaminate the soil shall not be discharged within 10 metres of the tree stem. Fires shall not be lit in a position where flames can extend within 5 metres of any part of the tree. Notice boards and cables shall not be attached to any part of the tree.

end



APPENDIX 1



APPENDIX 2

CASCADE CHART FOR TREE QUALITY ASSESSMENT (BS 5837:2012)

TREES FOR REMOVAL			
Category	Criteria		
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.	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 'R' category 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 (e.g. Dutch Elm disease) or very low quality trees suppressing adjacent trees of better quality. <i>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i>		
TREES TO BE CONSIDERED FOR RETENTION			
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation
Category A Trees of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).	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 which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups).	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture).
Category B Trees of moderate quality and value: in such a condition as to make a significant contribution (a minimum of 20 years is suggested).	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better 'A' category specimens) or trees situated mainly internally to the site, occurring as collectives but situated so as to make little visual impact on the wider locality.	Trees with material conservation or other cultural benefits.
Category C Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150 mm.	Trees not qualifying in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.
	NOTE: Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation		



APPENDIX 3

TREE SURVEY SCHEDULE :	
Site:	125, Portland Street, Manchester
Clients:	Portland Estate Ltd.

Assessment Date:	25.06.21
Weather:	F0, overcast with very light drizzle, 12° C
Job Reference:	2369

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Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable.
Species:	Common name
Height:	In metres, to nearest half metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree.
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin stemmed.
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown. If cardinal points not indicated canopy spread is indicated on the tree survey plan.
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early mature, M = mature, PM = post-mature.
Physiological Condition:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor – disease present in considerable quantities or with very poor physiological vigour, M = Moderate – exhibiting signs of some health defects such as dead wood or minor disease infections that are not considered to be hazardous, G = Good – usually healthy with no symptoms of poor health or disease.
Structural Condition:	VP = Very Poor – major defect that requires immediate remedial work or the removal of the tree. P = Poor – significant defects found with the tree requiring monitoring or remedial works, M = Moderate – minor defects may have been observed but are not considered to be immediately hazardous, G = Good – a tree with no significant structural defects.
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, aesthetic qualities etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate.
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+).
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1.
RPA m²:	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage.
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection.
# (Estimated Dimensions):	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a “#” symbol.



Reference Tree ID Location Waterward	Species	Height (m)	Stem Diam. (mm)	Branch clearance (m)	Life Stage	Physiological condition	Structural condition	General Observations and Comments	Management recommendations and ecological features	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Acer/maple cultivar	10-12	300	4	EM-M	G	G	Lightly branched crown with historical crown lifting over parking area. Spreading canopy with age. Well balanced dense domed habit. Good vitality. Located in hard surfacing.	-	40+	A1	41	3.6
T2	Ace/maple cultivar	10-11	200	4	EM	M	M	Lightly branched crown with historical crown lifting over parking area. Moderate vitality. Suppressed by T1. Located in hard surfacing.	-	40+	B1	18	2.4
T3	Sorbus aucuparia/ Mountain ash cultivar	10	285	4	M	M	M-P	Columnar habit. Fused fork/ included wood at 1.2m above ground level. Loss of vitality. Located in hard surfacing.	Monitor for any failure within fork.	40+	B1	36	3.4
T4	Acer/maple cultivar	9	175	4-5	EM	M-P	M-P	Small mis-shapen canopy. Fork at 3m above ground level. Historical damage-third fork lost. Light historical crown lifting over parking area but canopy still oversails parking area at higher levels. Loss of good vitality. Located in hard surfacing.	Re-balance canopy.	20+	C1	14	2.1
T5	Plane	10-12	400	6	EM-M	M	M-P	High canopy. Historical crown lifting over parking area resulting in unbalanced canopy. Canopy oversails parking area at higher levels. Slight lean on trunk to south east. Moderate vitality. In constrained location for species. Located in hard surfacing.	Clear through any dead wood. Make good poor pruning sites and re-balance canopy.	40+	C1	72	4.8
T6	Acer/maple cultivar	10-11	250	6	EM-M	M-P	M-P	High small canopy. Historical crown lifting over parking area. Forks at 4m above ground level. Slightly contorted crown. Located in hard surfacing.	Re-balance canopy.	40+	C1	28	3.0
T7	Sorbus aucuparia/ Mountain ash cultivar	12	300	4	M	M	M	Columnar habit. Forks at 2m above ground level. Minor bark damage. Minor branches removed over highway pavement. Leans away from building elevation. Moderate vitality. Located in hard surfacing.	Requires removal to facilitate development proposals.	20+	C1	41	3.6
T8	Sorbus aucuparia/ Mountain ash cultivar	9	200	4	M	P	P	Very small columnar canopy. Forks at 2m above ground level. Third fork removed in past. Branch loss and minor dead wood. Leans away from building façade. Poor vitality. Located in hard surfacing.	Requires removal to facilitate development.	20+	C1	18	2.4
T9	Sorbus aucuparia/ Mountain ash cultivar	9	250	4	M	P	P	Very small columnar canopy. Forks at 2m above ground level. Third fork removed in past. Branch loss and minor dead wood. Leans away from building façade. Poor vitality. Located in hard surfacing.	Requires removal to facilitate development.	20+	C1	28	3.0
T10	Whitebeam cultivar possible 'Majestica'	6	150	1.75	EM	G	G	Set in tree grill at edge of highway. Buses hitting canopy resulting in minor branch tearing. Rounded habit. Attractive tree. Good vitality as still maturing. Located next to bus shelter.	Work by Highways Authority may be required.	40+	A1	10	1.8
T11	Whitebeam cultivar possible 'Majestica'	6	150	1.75	EM	G	G	Set in tree grill at edge of highway. Buses hitting canopy. Rounded habit. Attractive tree. Good vitality as still maturing. Located next to bus shelter.	Work by Highways Authority may be required.	40+	A1	10	1.8

