



**Sawley Road
(east of Varley St)
Miles Platting
Manchester
M40 8EE**

**Preliminary Arboricultural Assessment
for
Development
(BS 5837:2012)**

March 2022

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Disclaimer

The tree(s) referred to in this report are living entities and are therefore subject to natural processes. They will also be subject to changes to their environment caused by human's activities and to exceptional weather conditions. The inspection undertaken by our qualified staff relies on visual attributes of tree health and structure which can be assessed from a ground based inspection. Hidden defects which are not readily visible may not be detected. We therefore cannot wholly guarantee the condition and safety of the trees inspected beyond what can be reasonably assessed from the procedure used. We would recommend that the trees are regularly inspected and our staff will advise on the suitable frequency of these inspections.

1.0 INTRODUCTION

1.1 Tree Survey

- 1.1.1 We were recently instructed to carry out a site visit at Sawley Road (east of Varley St), Miles Platting, Manchester, M40 8EE and survey all significant trees that may be affected by development proposals in accordance with *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.
- 1.1.2 The survey on which the findings of this report are based was undertaken on Saturday 29th January 2022 and Wednesday 9th March 2022, the weather was dry.
- 1.1.3 This report should be read in conjunction with the attached Tree Constraints Plan of Appendix Two.
- 1.1.4 The trees were inspected from ground level only and all comments and recommendations made have taken into account their location, surroundings and likely impact on persons or property.
- 1.1.5 The limitations of this report are restricted to the persons, time and information made available and purpose for which this report has been prepared. This report does not deal with any existing tree root/building conflicts and no information has been provided regarding soil type and no analysis undertaken by this company.

1.2 Findings

A total of thirty-two trees, twelve groups and one wooded area were surveyed and plotted in order to assess their health and dimensions. To give assistance in reading the findings the following glossary has been produced.

1.3 Arboricultural Glossary of Terms

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Dbh: Diameter at Breast Height is measured at 1.5m and recorded in millimetres. Where a tree becomes multi-stemmed below 1.5m the diameter of each stem is measured at 1.5m and added together. Where a tree has low branching or has swelling the stem is measured at the narrowest point below.

Height: Height was estimated and recorded in metres.

Age Range: Age is site specific and categorised:

Young (Y)	Out-planted trees that have not yet established.
Semi-Mature (SM)	Established trees up to 1/3 of expected height and crown.
Early Mature (EM)	Between 1/3 and 2/3 of expected height and crown.
Mature (M)	Between 2/3 and full expected height and crown.
Fully Mature (FM)	Full expected height and crown.
Over Mature (OM)	Crown beginning to break-up and decrease in size.
Senescent (S)	Crown in advanced stage of break-up.

Crown Spread: Measured in metres at four cardinal points (N, E, S & W).

Crown Clearance: Measured in metres from the ground to the first branch tip on development side only.

Condition - Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

- A - Tree needing little, if any attention
- B - Tree with minor, but rectifiable defects, or in the early stages of physiological stress
- C - Tree with significant structural and physiological flaws and/or extremely stressed
- D - Tree that is dead, biologically/physically moribund or dangerous

Desirability To Retain – As Outlined in Table 1 of BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (see Appendix One).

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers (target or tumorous) - A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by woundwood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Coppicing - Is an ancient form of woodland management that involves repetitive felling on the same stump, near to ground level, and allowing the shoots to re-grow from that main stump. (Also known as the coppice stool).

Crack - Longitudinal spilt in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances, this may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

End Weight - The concentration of foliage at the distal ends of stems and deficient in secondary branches.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Bark Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Reaction Wood - Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Structural Defect - Internal or external points of weakness, which reduce the stability of the tree.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practise, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

White Rot - Form of decay where both cellulose and lignin are degraded.

Wound - Any injury, which induces a compartmentalisation response.

Woundwood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."

Woodland Structure - The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant trees that define the general upper edge of the canopy, Intermediate trees that have been largely overgrown by others, Suppressed trees that have been overgrown and occupy an under storey position and grow slowly, often severely asymmetrical.

Note: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.

1.4 Arboricultural Data Tables

Arboricultural Data Sheet: Sawley Road (east of Varley St), Miles Platting, Manchester, M40 8EE											Weather: Dry	Date of Survey: 16/09/22 & 09/03/22			Surveyor: PM		
Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations & comments	Preliminary recommendations	ERC (Yrs)	TQC R	RPA (m²)	RPA Circle Radius (m)	
					N	E	S	W									
T1	Cherry	440	5	M	2	6	4	4	1	C	A very poor specimen on edge of scrub area. Declining crown and previous snapped top.	n/a	5-10	U	87.58	5.28	
T2	Cherry	490	9	M	7	4	6	7	1.5	B/C	A better specimen with a full form but has severe decay on several scaffold limbs due to canker. Very low potential.	n/a	5-10	U	108.62	5.88	
T3	Sycamore	410	13	EM	6	6	6	6	2	B	A closely spaced scrub tree bifurcates at 3m. Minor crown asymmetry. Deadwood present.	Remove significant deadwood.	20+	B2	76.05	4.92	
T4	Sycamore	380	13	EM	4	5	4	6	2	B	A closely spaced scrub tree with minor crown asymmetry. Stem wound at 1m, not thought significant. Deadwood present.	Remove significant deadwood.	20+	B2	65.33	4.56	
T5	Sycamore	450	13	EM	8	6	4	8	2	B	A closely spaced scrub tree with minor crown asymmetry. Spreading crown on edge. Branch stubs present. Deadwood present.	Remove significant deadwood.	20+	B2	91.61	5.40	
T6	Sycamore	360	8	EM	5	5	5	5	1.5	B	A squat tree with reasonable form and vigour. Stem wound at 1m, not though significant.	n/a	20+	B2	58.63	4.32	
T7	Sycamore	400	11	EM	6	5	4	5	1	B/C	Located on boundary fence. Multi-stemmed with large adventitious basal shoots. Poor form.	Consider removal to clear boundary.	10+	C2	72.38	4.80	
G1	Group - Sycamore & Cherry	140	<3	Y	3	3	3	3	0	C	Scrub sapling and sucker trees with very low potential mostly on boundary fence.	Consider removal to clear boundary.	5-10	U	8.87	1.68	
T8	Sycamore	320	7	EM	3	5	6	5	1.8	B/C	A squat tree with a gridled stem, possibly by wire or strap. Low potential.	n/a	10+	C2	46.32	3.84	

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations & comments	Preliminary recommendations	ERC (Yrs)	TQC R	RPA (m²)	RPA Circle Radius (m)
					N	E	S	W								
T9	Hawthorn	440	9	M	4	5	5	5	1.5	B	A mature scrub specimen exhibiting good form. Slight stem lean. Low foliage over highway. Slightly one sided, good vigour.	Crown lift to 3m over highway and remove stem shoots.	20+	B2	87.58	5.28
T10	Sycamore	430	13	EM	4	6	6	6	1.8	B	A reasonable tree with minor crown asymmetry. Branch stubs and deadwood present. Stem wound but good reaction wood.	Remove significant deadwood.	20+	B2	83.65	5.16
T11	Sycamore	40	13	EM	6	6	4	7	1.5	C	A scrub tree on boundary fence with a poor union at base with included bark and decay. Very poor tree.	Fell to ground level.	5-10	U	0.72	0.48
T12	Crack Willow	1020	23	OM	7	11	12	10	1	C	A very large unstable tree, Previously topped most likely due to failure. Pruning points heavily decayed and re-growth starting to break up. Hanging broken branches. Poor location to highway and very low potential for development.	Low pollard or fell to ground level.	0-5	U	470.6 7	12.24
T13	Crack Willow	850	20	OM	7	11	6	10	1	C	A very large unstable tree, Twin-stemmed at base. Third stem historically collapsed with some decay present in buttress area. Previously topped most likely due to failure. Pruning points heavily decayed and re-growth starting to break up. Creaking of stems can be heard on site. Hanging broken branches. Poor location to highway and very low potential for development.	Low pollard or fell to ground level.	0-5	U	326.8 5	10.20

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Tree No.	Species	Dbh (mm)	Height (m)	Age	Crown Spread				Crown C	Cond R	Observations & comments	Preliminary recommendations	ERC (Yrs)	TQC R	RPA (m²)	RPA Circle Radius (m)
					N	E	S	W								
G2	Group - 6 Sycamore & 2 Lime	400	<10	EM	4	4	4	4	1.5	B	A linear group on boundary beneath Willows. Three Sycamore stems close to boundary fence and one within it. Reasonable vigour but slightly suppressed form. Lime have low foliage over highway.	Crown lif tot clear highway and consider the removal of the eastern most stem on boundary.	20+	B2	72.38	4.80
G3	Group - 4 Crack Willow	1000	<24	OM	10	10	10	1	1	C	A close group of very large over-mature trees, multiple stems. Very large unstable trees. Previously topped most likely due to failure. Pruning points heavily decayed and re-growth starting to break up. Creaking of stems can be heard on site. Hanging broken branches. Poor location to highway and very low potential for development. Eastern most stem is split.	Low pollard or fell to ground level.	0-5	U	452.39	12.00
G4	Group - 2 Lime & 2 Sycamore	400	<9	EM	5	5	5	5	1	B	A linear group on boundary beneath Willows. Minor deadwood in Sycamore. Reasonable vigour but slightly suppressed form. Low foliage over highway.	Crown lift to clear highway.	20+	B2	72.38	4.80
G5	Group - 2 Crack Willow	900	<24	OM	9	9	9	9	1	C	A close group of very large over-mature trees, multiple stems. Very large unstable trees. Previously topped most likely due to failure. Pruning points heavily decayed and re-growth starting to break up. Hanging broken branches. Several cracks and splits visible. Poor location to highway and very low potential for development.	Low pollard or fell to ground level.	0-5	U	366.44	10.80

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					N	E	S	W								
W1	Woodland - Hazel, Silver Birch, Oak, Lime, Sycamore, Crab Apple, Hawthorn, Ash	400	<15	Y-EM	5	5	5	5	1.5	A/B	A mixed young, wooded area, which is well established. Full of litter and minor fly tip. Minor Ash within the group, which appears to be affected by Ash Dieback.	Prune to clear highway on northern side and clear several light columns north and east side. Re-assess Ash in summer months.	20+	B2	72.38	4.80
G6	Lime	450	15	EM	4	4	4	4	2	B	A linear group of Lime trees on the edge of W1 adjacent to the highway. Previous pruning to clear the road. Good overall form and vigour.	n/a	20+	B2	91.61	5.40
G7	Group - 3 Lime	480	12	EM	6	6	6	6	0	B	A close group locate don boundary. Reasonable form and vigour. Previous pruning from the adjacent road.	n/a	20+	B2	104.23	5.76
T14	Crab Apple	180	6	EM	2	2	2	2	2	B	A minor scrub tree located on boundary. Forked at base.	n/a	10+	C2	14.66	2.16
G8	Group - Lime, Hawthorn, Crab Apple & Silver Birch	450	<14	EM	5	5	5	5	1	B	A mixed group with a formal linear strip of Lime on the boundary. Silver Birch at western end and scrub Hawthorn & Crab Apple at eastern end. Large multi-stemmed Crab Apple collapsed on edge of group. Lime previously pruned from road.	n/a	20+	B2	91.61	5.40
G9	Group - 5 Sycamore & 1 Cherry	460	<10	EM	6	6	6	6	1.5	C	A poor group in decline with major stem wounds and decay present. No potential.	n/a	0-5	U	95.73	5.52
T15	Sycamore	400	10	EM	4	5	6	5	1.8	B	A reasonable tree within the group. Good form and vigour, Minor deadwood present.	n/a	20+	B1	72.38	4.80
T16	Sycamore	280	8	EM	5	4	3	4	1.5	C	Exhibits poor form and significant stem decay.	n/a	5-10	U	35.47	3.36

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					N	E	S	W								
T17	Whitebeam	280	7	M	2	4	5	4	1	C	Significant decay at 1.5m. Poor form with low potential.	n/a	5-10	U	35.47	3.36
T18	Sycamore	360	8	EM	5	5	4	5	1.5	C	Reasonable form but has severe stem decay present.	n/a	5-10	U	58.63	4.32
G10	Group - Silver Birch	140	<6	Y	2	2	2	2	0	C	Scrub self-sown trees around old ball court. No potential.	n/a	5-10	U	8.87	1.68
G11	Group - Sycamore & Hawthorn	200	<8	Y-EM	3	3	3	3	0	C	Scattered scrub trees within shrub area. Very poor with no potential.	n/a	5-10	U	18.10	2.40
T19	Norway Maple	310	10	EM	0	2	5	5	2	C	A young co-dominant specimen with poor form and major dead limb present. Most likely Squirrel damage.	n/a	5-10	U	43.47	3.72
T20	Norway Maple	280	10	EM	2	3	4	5	2	B	A young co-dominant specimen with minor crown asymmetry and reasonable vigour.	n/a	10+	C2	35.47	3.36
T21	Norway Maple	650	16	M	9	8	5	6	2	B	A large mature specimen with a spreading crown. Bifurcates at 2m and 3m with multiple scaffold limbs. Minor deadwood. Some included bark within unions.	n/a	20+	B2	191.13	7.80
T22	Norway Maple	200	11	EM	4	1	3	6	1.8	B	A young co-dominant specimen with minor crown asymmetry and reasonable vigour.	n/a	10+	C2	18.10	2.40
T23	Norway Maple	330	11	EM	3	3	5	5	1.5	C	A young co-dominant specimen with poor form and major damage on scaffold limbs. Most likely Squirrel damage.	n/a	5-10	U	49.27	3.96
T24	Silver Birch	180	9	EM	4	3	3	3	2	B	A young co-dominant specimen with minor crown asymmetry and reasonable vigour. Minor deadwood present.	n/a	10+	C2	14.66	2.16

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					N	E	S	W								
T25	Whitebeam	210	9	EM	5	5	5	2	2	B	A one-sided specimen due to group. Minor deadwood within crown and stem wounds present.	n/a	10+	C2	19.95	2.52
T26	Cherry	570	11	M	8	6	4	7	2	B	A large specimen with a spreading crown. Poor form with major asymmetry over the highway. Forked at 3m. Branch stubs and minor deadwood present. Large buttress area.	n/a	10+	C1	146.98	6.84
T27	Sycamore	580	14	M	7	6	8	6	2	B/C	Large specimen with reasonable form but significant deadwood present throughout crown. Minor signs of decline.	n/a	10+	C2	152.18	6.96
T28	Sycamore	460	12	M	7	5	8	7	2	B/C	Slightly suppressed specimen with major crown asymmetry and significant deadwood and broken branches. Squirrel damage. Signs of decline.	n/a	10+	C2	95.73	5.52
T29	Cherry	210	6	EM	5	4	6	3	2	B	A minor specimen within the crown. Minor crown suppression. Reasonable vigour.	n/a	10+	C2	19.95	2.52
T30	Norway Maple	230	12	EM	5	5	6	2	1.8	B/C	A one-sided specimen within group. Reasonable vigour but has a significant stem wound on the southern side.	n/a	5-10	U	23.93	2.76
T31	Sycamore	600	15	M	7	7	7	7	2	A/B	A mature specimen on the corner of the site exhibiting good form and vigour. Minor deadwood and broken branch stubs. Forked near base. Buttress area lifting tarmac pavement.	n/a	20+	B1	162.86	7.20

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					N	E	S	W								
T32	Norway Maple	350	10	EM	4	4	5	4	1.2	A/B	A maturing specimen exhibiting reasonable form and vigour. Insignificant deadwood. Minor low branches affecting fence.	n/a	20+	B2	55.42	4.20
G12	Group - Silver Birch, Alder, Willow & Cherry	150	<10	Y-SM	2	2	2	2	1	B	Large area of self-sown scrub growing through the old tarmac surfacing. Low potential.	n/a	10+	C2	10.18	1.80

Recommended works should be carried out to the British Standard Recommendations for Tree Work, BS 3998: 2010

2.0 RECOMMENDATIONS

2.1 Tree Assessment

In general, the trees of the site were found to be in reasonable condition for their age and species apart from the very large Crack Willows (T12, T13, G3 & G5), which were found to be in very poor structural condition and a hazard to the adjacent highway. There were also a number of insignificant adventitious scrub trees of low quality. Any works identified in the above data tables should take place regardless of development in line with best practice. The quality rating for the trees on or affecting this site can be summarised as follows:

U – 18 trees/groups (T1, T2, G1, T11, T12, T13, G3, G5, G9, T16, T17, T18, T19, G10, G11, T19, T23 & T30)

C – 12 trees (T7, T8, T14, T20, T22, T24, T25, T26, T27, T28, T29 & G12)

B – 14 trees/groups (T3, T4, T5, T6, T9, T10, G2, W1, G6, G7, G8, T15, T21, T31 & T32)

A – 0 trees/groups

2.2 Development

The above data table clearly details the condition of the trees and identifies their worthiness for retention. In addition, the Tree Constraints Plan of Appendix Three illustrates their Root Protection Area's (RPA's) in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. This is an area that should be left undisturbed in order to provide adequate rooting area for retained trees. This can be then used within the design process for development and an Arboricultural Implications Assessment and Method Statement can then be produced to fully assess development impact on each tree, proposed tree works and tree protective measures.

2.3 Standard of Work

All tree work undertaken should be done in accordance with British Standard 3998:2010 and by competent contractors insured with public liability cover of at least two million pounds.

2.4 Statutory Controls

If the trees on site are subject to any Tree Preservation Orders (TPO's) or are encompassed within a Conservation Area then statutory permission from the Local Planning Authority (LPA) will be required before any tree works take place.

2.5 Wildlife

All operations should take account of wildlife needs and be planned to take advantage of weather conditions and time of year for minimum damage and disturbance. If any protected species or nesting birds are present or discovered while the works are taking place all work should cease until contact has been made with Natural England for further advice. Natural England can be contacted on 0300 060 3900 or by e-mail to: enquiries@naturalengland.org.uk. Specific consideration should be given to the possible presence of roosting bats, which are protected by the Wildlife and Countryside Act 1981 (schedule 5) and included in schedule 2 of the Conservation Regulations 1994. Ideally, a survey should be carried out to identify any potential roost sites and if bats are found to be present advice should be sought from a person qualified and experienced in handling such matters and fully conversant with the implications of the Act.

APPENDIX ONE

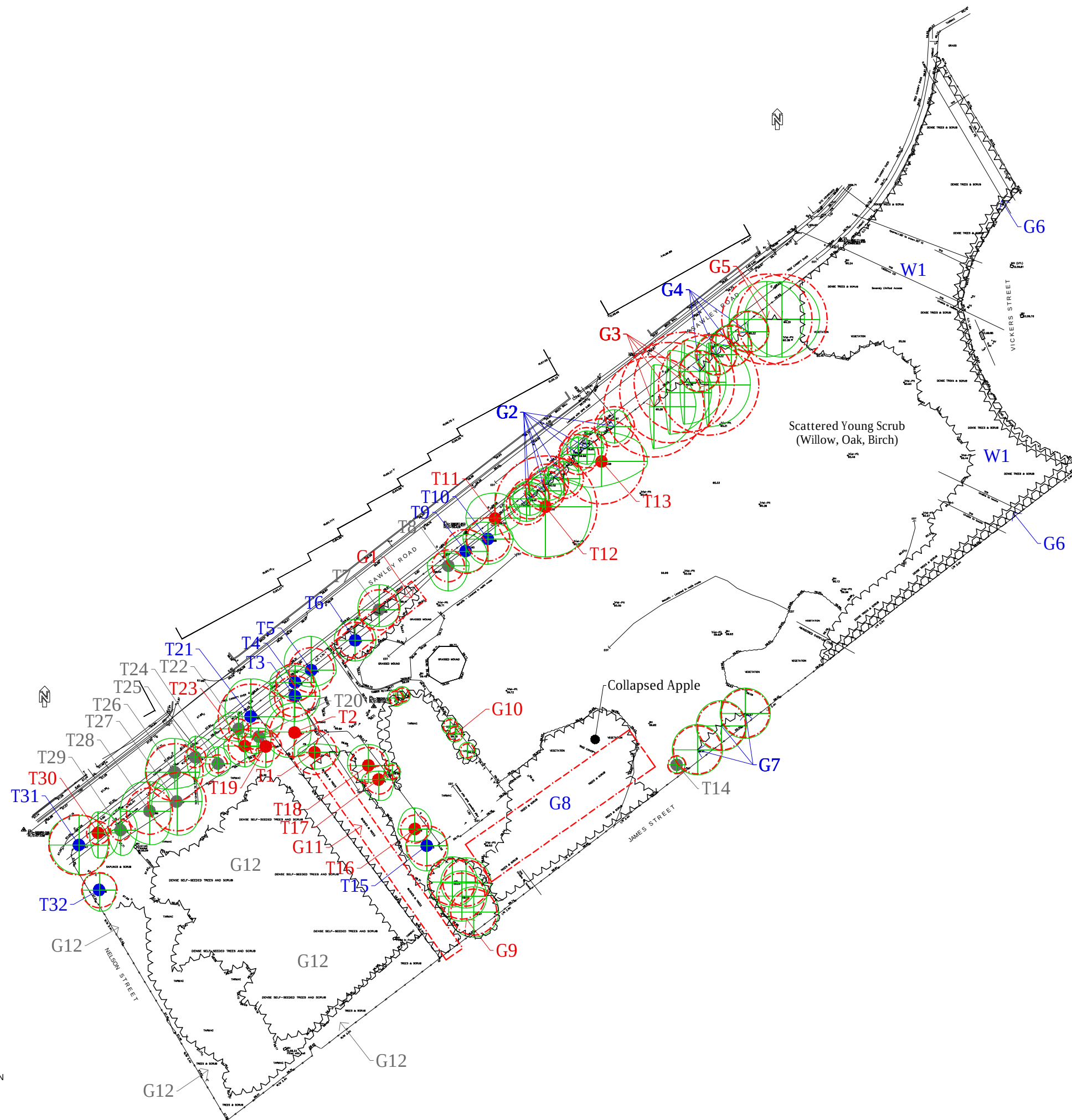
Table 1 of BS 5837

Table 1 – Cascade chart for tree quality assessment

Category and definition		Criteria (including subcategories where appropriate)		
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 U 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 Note – <i>Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>		
	1 Mainly arboriculture qualities	2 Mainly landscape qualities		3 Mainly cultural values, including conservation
Trees to be considered for retention				
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 those that are essential components of groups or formal or semi-formal arboriculture 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)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor 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 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
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	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		Tree with no material conservation or other cultural value

APPENDIX TWO

Tree Constraints Plan



KEY

- TREE LOCATION AND CONDITION
- GROUP LOCATION AND CONDITION
- ROOT PROTECTION AREA (RPA)
- CROWN SPREADS

- Red – Trees of poor quality
- Blue – Trees of moderate quality
- Green – Trees of high quality
- Grey – Trees of low quality

enviro|solution

Varley Street, Manchester

TREE CONSTRAINTS PLAN

SCALE: $\frac{1}{1000}$ @A3

DATE: Jan 22

DRAWING: E616/VSM/TREE/01A