

Arboricultural Impact Assessment (AIA)

Olive School, Manchester
Prepared for: Conlon Construction

Prepared by Simon Brain *Chartered arboriculturist*

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1.0 Introduction

1.1 Instruction, Scope, Methodology, Mitigation & Limitations

- 1.2 My name is Simon Brain, I am a chartered arboriculturist, with 25 years' experience holding the LANTRA Professional Tree Inspection certificate. I have been instructed by the client to prepare the following Arboricultural Impact Assessment land at Bignor Street Park, Cheetham Hill, Manchester.
- 1.3 This Arboricultural Implications Assessment (AIA) is based on the proposed developments as shown on the Proposed Site Plan Rev B as drawn by Bowker Sadler Architects and incorporated into the Tree Protection Plans (TPP) in Appendix 1 of this report.
- 1.4 The assessment will be carried out in line with the recommendations in BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations* and will evaluate the direct and indirect impacts of the proposed design and where necessary recommend mitigation.
- 1.5 The AIA considers constraints posed above and below ground and where appropriate makes recommendations to mitigate impacts associated with development sites and retained trees.
- 1.6 Where specialist design, construction techniques or in areas where supervision of the works is required a Special Measure Area (SMA) has been shown on the TPP for the study areas.
- 1.7 Below ground constraints are influenced by the root protection area and are determined in line with the recommendations set out in BS 5837:2012. These recommendations quantify the root protection area based on a measured stem diameter in accordance with Annex C, and the root protection area determined from Annex D.
- 1.8 It is important to understand that when considering the Root Protection Area (RPA) with regards to the circular plot as delineated on the TPP

that a number of site factors can influence root morphology and disposition of tree roots.

- 1.9 Above ground constraints are considered above and below ground and in line with the recommendations in BS 5837:2012 to include; shade, dominance, current and future crown spread as well as the ultimate height of those retained trees.
- 1.10 Impacts associated with development sites and retained trees can be associated with single or multiple site operations that can subject trees to multiple impacts (*root severance, compaction, loss of photosynthetic material*), where this is applicable it will be highlighted in the AIA.
- 1.11 The mitigation measures proposed in this report are essential to ensure that trees marked for retention are adequately protected during the period of post/preconstruction.

2.0 Arboricultural Impact Assessment

2.1 Area for proposed development

2.2 The proposed development has been embedded within the Tree Constraints Plan which indicates the following developments associated with this site to have an arboricultural impact:

- Access arrangements and new surfacing in the vicinity of retained trees
- Installation of proposed development infrastructure requiring tree removal

2.3 The arboricultural impacts of these items have been identified below.

2.3.1 Access alignments and new surfacing (including existing surface removal) in the vicinity of retained trees.

A new hard surface in the RPA of T20,21,26 and 27 is within a designated Special Measure Area (SMA) and construction of this can only be proposed as 'no dig' construction if the following items can be achieved:

- A cross section of the existing and proposed ground levels is submitted for arboriculture review.
- A detailed engineer-based drawing specification of the no dig hard landscaping is produced for arboriculture review
- The California Bearing Ratio and soil structure are acquired and have undergone arboriculture review.
- Future maintenance, water interception, pollution potential and deformation potential of the new surface is assessed.
- Adequate space of 500mm from tree stems is achieved
- No walls of any kind will be acceptable in the RPA.
- A full AMS is needed when these matters have been managed to support a planning application which will detail sequencing, methods, materials, tree protections, personnel and a detailed

supervisory timetable with the provision of compliance reporting at regular intervals.

These items are required as the trees are due to be retained and the information is needed to demonstrate the acceptability of the proposal.

Typical no dig construction can consist of:

- Establishment of the California Bearing Ratio of the land in question order to inform engineers of type and capacity of load bearing cellular confinement system to be used.
- Appoint and confirm engineer for design and supply of a suitable load bearing geo cellular confinement system requiring no more than 25cm of excavation for top soil preparation only.
- Hardstanding is constructed and finished to the agreed specifications before any other general building activity commences on site.
- The cellular confinement system shall be guaranteed by the supplier so as not to cause subsequent compaction for a period of ten years.
- Typically, a 'no dig' approach (based on APN12 Driveways close to trees) will be taken with the confinement system being laid directly onto the existing ground level; where local cuts and fills are required this shall be no more than 75-100mm in depth.
- Typically, a confinement system of 150mm in depth is used.
- Edge restraints shall be required, and they shall be secured by means of small metal ties approximately 50cm+ long at appropriate intervals.

- The cellular confinement system shall be laid by pedestrian means under the consultant's on-site supervision. Small excavators can be used on the surface when it is newly laid and when ground boarding is provided.
- The system shall be filled with granular material that retains porosity and maintain a porous finished wearing surface such as pea gravel or resin bonded gravel. Proprietary surface coverings that may be suitable for some surfaces include Flexipave and Permadrive.
- All surface construction when complete shall be covered in on ground boarding throughout the SMA for the remainder of the build period.
- All surface construction if acceptable will be located with Special Measure Areas (SMA) which is designated on the Tree Protections Plan (TPP). All construction shall be supervised on site by a qualified arboricultural consultant whom shall record all progress and oversee all new surface installations in the RPA's affected and document the installation in the event of any future third party claims.

NOTE: The chronological order of events shall be as follows.

Following installation of the CEZ access is installed under supervision to no dig specification provided and all new surfacing's are protected by on ground boarding such as scaffold boards prior to any other construction activity commencing in the vicinity. It is however critical that ground boarding is proportionate to the load anticipated to be exerted on the surface. Therefore, in areas of proposed hard landscaping where vehicular (car) and pedestrian traffic is anticipated during / post construction scaffold boarding is enough above the newly laid surface. However, heavier construction related deliveries may be required and ground boarding shall be upgraded to bog mat or similar which must

bear the anticipated load. Both types of on ground boarding are required for the construction duration.

2.3.2 Installation of proposed development access requires the removal of the following tree references:

- T11,13,14,15,16,17,22,25.

3.0 Tree Preservation Orders

3.1 I have not checked with Manchester City Council over Conservation Area or Tree Preservation Order and if they apply to this site. We have emailed MCC on the 8th December 2022 to request this.

4.0 Trees to be removed and retained

4.1 The following trees have been identified for removal due to their condition (Category U): T12,4.

4.2 A total of eight trees are identified to be removed for the direct impact of development as listed in section 2.3.2.

4.3 The remaining trees are due to be retained and protected as outlined on the TPP by methodology needed in an AMS.

5.0 Root Protection Areas (RPA)-modifications

5.1 Root Protection Areas have been plotted in line with the guidance given in BS 5837: 2012 where ground constraints have had or are likely to effect the root morphology of trees e.g. where underground utilities or building foundations have obstructed root growth this shall require formal confirmation by excavation to establish presence or absence of significant rooting material. No RPA modifications have been shown for this scheme.

6.0 Post construction considerations

6.1 Not applicable due to nature of scheme.

7.0 Tree pruning to facilitate development and future pruning

- 7.1 There are no requirements for minor levels of tree pruning to facilitate the proposed development.

8.0 New surfacing and ground level modifications

- 8.1 New surfacing is required in RPA of retained trees and the information required in section 2.3.1 is needed to determine.

9.0 Construction Exclusion Zones and Special Measure Areas

- 9.1 The Construction Exclusion Zone has been shown as a black fenced polyline on the TPP in Appendix 1 and shall be constructed using heras panels and rubber feet securely staked to the ground.
- 9.2 The CEZ is purposefully located within proposed new surfacing near TPO trees in order to prompt site supervision and wider protective measures when new surfacing is installed.
- 9.3 The CEZ must be installed as signed off as fit for purpose before any other works commence on site.

10.0 Site supervision and monitoring

- 10.1 Where a tree has been delineated on the TPP as requiring retention there will be a requirement to oversee construction operations in these areas in order to ensure that no damage occurs to the retained tree.
- 10.2 To ensure that there is an auditable system of site monitoring, reports will be compiled by an appointed arborist and following site visits they issued to the site manager and design team, copies of which will be available on site at all times for inspection by a Council planning/Tree officer.

11.0 Installation of below ground infrastructure

- 11.1 No detailed plans have been provided specifying the location of site utilities
- 11.2 Specialist advice with regards to the position of utilities will need to be sought from engineers and must be reviewed by the consulting arboriculturist prior to commencement on site.
- 11.3 The usual construction techniques for installing site utilities within an RPA will be unacceptable due to the level of root severance that would occur. The impact of root severance will have a detrimental effect on tree health as trees require a healthy root system in order to maintain water and mineral uptake from the soil. Trees need to maintain a balance between shoot and root growth to ensure that the resources supplied by each can meet the demand of the other. Severance of tree roots caused by trenching can lead to reduced water uptake which in turn impacts on the trees ability to supply water to the canopy, resulting in desiccation. A further complication associated with root severance can be problems associated with tree stability. The tree relies on an intact root system in order to maintain stability; this stability will be compromised by root severance.
- 11.4 The use of trenchless techniques can be acceptable provided the depth of service run that is excavated is below the anticipated root depth.

12.0 Design change requirements

- 12.1 Design change requirements have not been necessary.

13.0 Amenity Value

The retention of significant arboricultural assets will be needed to maintain visual amenity. It is considered that the successful

establishment of replacement trees could mean an improvement in the long term wider visual public amenity associated with trees on this sites.

14.0 Concluding statement

- 14.1 The proposed scheme was assessed in line with guidance provided in BS 5837:2012 *Trees in relation to design demolition and construction – Recommendations* with the aim to achieve a harmonious relationship between trees and structures that can be sustained in the long term.
- 14.2 It is my professional opinion as an arboriculturist the scheme has achieved a harmonious balance of retained and removed trees that would be considered acceptable by the LPA.
- 14.3 It is considered that a significant improvement in the longer-term visual amenity associated with the site will materialise through the suggested re plantings

Appendix 1 Tree Protection Plan

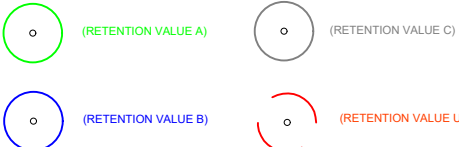
Tree No.	Common Name	Estimated Life Stage	Diameter(mm)	Stem No.	Height(m)	Crown Height(m)	North(m)	South(m)	East(m)	West(m)	Category	Estimated Life Expectancy	Comments	Recommendations following AIA	RPR(m)	RPA(m)
T1	Ash	EM	500	1	12	3	5	8	7	5	C1	10+	Approximately 50% of the bark has been stripped around the trunk of the tree. There is an open cavity on the east side of the stem at 2m above ground level. The tree is in a poor condition and is not suitable for long-term retention.	Remove and replace within landscape planning	6	113
T2	Norway Maple	M	490	1	12	3	6	8	7	4	A1	40+		Omit any ground level change in RPA/CEZ, submit existing and proposed ground level changes in RPA. Install CEZ as shown on	5.9	109
T3	Norway Maple	M	455	1	12	4	5	6	4	4	A2	40+		Omit any ground level change in RPA/CEZ, submit existing and proposed ground level changes in RPA. Install CEZ as shown on	5.5	94
T4	Norway Maple	M	600	1	13	2	7	5	7	4	U	<10	The tree stem divides at 2.5m above ground level. The stem has split at this point back down the stem approximately 1.5m (diametral crack).	Fell the tree to ground level.	7.2	163
T5	Ash	EM	450	1	13	2	6	7	3	5	A2	40+		Omit any ground level change in RPA/CEZ, submit existing and proposed ground level changes in RPA. Install CEZ as shown on	5.4	92
T6	Norway Maple	EM	415	1	10	3	5	5	5	4	B1	40+	There is a 1.5m long bark wound on the west side of the stem. Significant wound wood has formed around the margins of the wound.	Omit any ground level change in RPA/CEZ, submit existing and proposed ground level changes in RPA. Install CEZ as shown on TPP. Review extg and proposed levels	5	78
T7	Norway Maple	EM	430	1	11	2	6	6	6	6	A1	40+		Omit any ground level change in RPA/CEZ, submit existing and proposed ground level changes in RPA. Install CEZ as shown on	5.2	84
T8	Ash	EM	380	1	10	2	4	6	6	6	B2	40+	There is very old bark wound on the east side of the trunk.	Install CEZ as shown on TPP	4.6	65
T9	Ash	EM	395	1	11	2	3	3	6	6	A2	40+		Install CEZ as shown on TPP	4.7	71
T10	Ash	EM	420	1	13	2	4	4	6	6	A2	40+		Install CEZ as shown on TPP	5	80
T11	Ash	EM	450	1	14	2	3	4	6	6	A2	40+	There is a very old bark wound at 1.2m above ground level on the south side of the tree stem.	Remove and replace within landscape planning	5.4	92
T12	Whitebeam	EM	380	1	8	2	3	3	5	4	U	<10	Standing dead tree. There are several large Ganoderma australe fruiting bodies at the base of the tree.	Fell the tree to ground level.	4.6	65
T13	Ash	EM	455	1	14	3	5	5	6	6	A2	40+		Remove and replace within landscape planning	5.5	94
T14	Whitebeam	M	395	1	12	22	5	3	6	3	A2	40+		Remove and replace within landscape planning	4.7	71
T15	Ash	M	515	1	15	3	5	4	7	7	A2	40+		Remove and replace within landscape planning	6.2	120
T16	Norway Maple	M	415	1	13	3	3	3	6	6	A2	40+		Remove and replace within landscape planning	5	78
T17	Ash	M	510	1	15	3	7	4	7	7	A2	40+		Remove and replace within landscape planning	6.1	118
T18	Norway Maple	M	475	1	13	3	6	5	6	6	A1	40+		Install CEZ as shown on TPP	5.7	102
T19	Ash	M	590	1	14	2	5	5	6	6	A1	40+	Tree stem measured at 1.2m above ground level.	Install CEZ as shown on TPP	7.1	157
T20	Ash	EM	455	1	14	3	5	4	4	6	A1	40+		SMA applies to no dig surfacing. Submit existing and proposed levels drawing.	5.5	94
T21	Sycamore	M	455	1	14	3	6	5	6	5	A1	40+		SMA applies to no dig surfacing. Submit existing and proposed levels drawing.	5.5	94
T22	Common Lime	EM	340	1	10	3	5	5	5	5	B1	40+	There is a very old bark wound on the southeast side of the tree stem. The wound is very old as significant wound wood has formed around the margins of the wound.	Remove and replace within landscape planning	4.1	52
T23	Norway Maple	EM	370	1	8	3	5	4	5	4	C1	40+	Attempts have been made to fell the tree using an axe. There are many impacts wounds on the northeast side of the tree stem.	Install CEZ as shown on TPP	4.4	62
T24	Norway Maple	EM	365	1	8	3	5	4	5	4	C1	40+	There are several large old bark wounds around the trunk and a longitudinal wound over 1.5m in length on the west side of the tree stem.	Install CEZ as shown on TPP	4.4	60
T25	Common Lime	EM	400	1	13	2	5	5	5	5	A1	40+		Remove and replace within landscape planning	4.8	72
T26	Sycamore	EM	465	1	13	2	6	6	6	6	A1	40+		SMA applies to no dig surfacing. Submit existing and proposed levels drawing.	5.6	98
T27	Sycamore	EM	540	1	13	2	6	6	6	6	A1	40+		SMA applies to no dig surfacing. Submit existing and proposed levels drawing.	6.5	132
T28	Norway Maple	M	615	1	13	3	7	7	7	7	A1	40+		Install CEZ as shown on TPP	7.4	171
G1	Norway Maple Sycamore	Y	150	1	6	1	2	2	2	2	C2	40+	A group of young self-seeded trees of a low arboricultural merit.	Install CEZ as shown on TPP	1.8	10





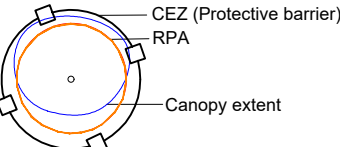
TREE PROTECTION PLAN

Retention value key



Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ)

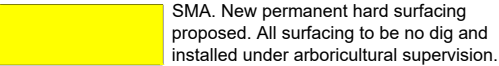
Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.



The CEZ's will require installation as shown on the TPP. .

Special Measure Areas (SMA)

Special Measure Areas (SMA's) have been identified for construction in these areas and they have been shown as detailed below.



Refer to Arboricultural Implications Assessment (AIA) for details of recommended construction in SMA's.

NOTES
This drawing shall not be reproduced in black and white.
This drawing is produced for Planning and Construction

AMENITY
TREE CARE
Ltd

Client:
Conlon

Project:
Olive Manchester

Detail:
Tree Protection Plan

Drawn By: SS Date: 29.11.22 Scale: 1/500

Drg No: TR-01 Revision: V1

Appendix 3

Arboricultural Method Statement

Olive Manchester

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1.0 Introduction

- 1.1 The scope of this report is to provide an Arboricultural Method Statement (AMS), specifically in relation to the construction of pathways within a tree rooting zone and to outline the Construction Exclusion Zone requirements (CEZ).

The purpose of the AMS is to demonstrate the methods for working in or adjacent to root protection areas to avoid unacceptable impacts between the proposed design and retained trees and offer a level of protection for those trees that are to be retained on site.

- 1.2 It is important that the guidance in the method statement is followed and understood by all persons involved in the design and construction of the proposed scheme.

2.0 Communication Details, Monitoring and Compliance

- 2.1 It will be the responsibility of the site manager and appointed arboricultural consultant to brief all contractors on site as to the adherence to the arboricultural method statement. A copy of this method statement will be made available to site contractors at all times during the period of development.
- 2.2 A list of site contacts is available to the rear of this document.
- 2.3 All Special Measure Area works shall be fully supervised on site by the arborist.
- 2.4 In order to outline working methods in relation to trees prior to any construction activity on site, a site meeting shall take place between the main contractor and arboricultural clerk of works. The organisations and individuals performing these roles shall be appointed prior to a pre start meeting. A record of the meeting will be taken and distributed to relevant parties and the meeting will confirm the duration of the works and any phasing implications or specific contractor related issues and how they are to be resolved.

The following will be explained at the pre start meeting:

- An Arboricultural Clerk of Works is needed (AcOW)
- The central aspect of tree protection on this site is that the area of new surfacing located in protected areas (Special Measure Areas SMA) shall be complete and protected before any other construction works commence (demolition excluding) thereby avoiding the typical construction related issues such as compaction or

direct damage from excavation that occur during site works and prior to new surfacing being installed.

- The Construction Exclusion Zone is purposefully located within the permanent works. This is to ensure the SMA associated with new surfacing remains undisturbed. When the new surfacing is complete the CEZ will be relocated following arborist confirmation. Ground boarding to protect the Special Measure Areas (SMA) will be installed immediately over the new surface and it will be required for the construction duration.
- It is noted that arboricultural input is prior to construction (pre start) and whilst supervision is required throughout the build period all operations in the SMA must be overseen by the AcOW and must be carried out prior to any other works on site unless otherwise agreed with the LPA.

3.0 Tree pruning

- 3.1 Only tree works permitted and agreed with the subsequent planning permission shall be permitted. Where tree pruning is required in addition to that already specified in the preliminary tree survey schedule, it will be agreed in writing with the LPA Tree Officer prior to commencement.
- 3.2 All arboricultural works shall conform to the recommendations of BS3998:2010 British Standard Recommendations for Tree Work unless otherwise specified.

4.0 Protective barrier

- 4.1 Before commencing any site works Construction Exclusion Zones (CEZ) will be constructed in line with the Tree Protection Plan (TPP) and specification for the CEZ contained within the plan.
- 4.2 The protective barriers will be constructed to the specification as detailed in BS 5837:2012 and consist of a 2m high steel mesh panels (Heras panels) secured to the ground via rubber feet and metal stakes. The fencing will be secured by uprights driven into the ground to a minimum depth of 0.4m.
- 4.3 All weather notices will be secured to the barriers showing the following wording: "CONSTRUCTION EXCLUSION ZONE – NO ACCESS".

- 4.4 Once installed all fencing will be inspected by the consulting arboriculturist and signed off as secure prior to any works.

5.0 Additional precautionary measures

- 5.1 Plant and materials will be stored in designated areas outside the CEZ.
- 5.2 Movement of cranes on site will be conducted under the supervision of a banks man to ensure that a suitable distance is maintained from trees on site.
- 5.3 Materials will be stored in such a way that if spillage did occur no chemicals would leach into the CEZ.
- 5.4 Wash points for tools and equipment will be placed outside of the CEZ. When determining the proposed location for wash point's consideration will be given to the design of the station to ensure that run off does leach into the RPA.
- 5.5 Fires on site will not be permitted

6.0 Method for pathway design and construction

- 6.1 The proposal crosses the RPA of retained trees and therefore the new surface is to be constructed by the use of a no dig method as detailed in BS5837:2012 Trees in relation to design, demolition, and construction recommendations subsection 7.4.2. As a result of this measure the TPP has a designated Special Measure Area (SMA) where the new surface shall be laid.
- 6.2 The design will consist of a three-dimensional cellular confinement system (cross section detailed either 200/400MM cell web) and will be employed as a sub-base to a depth suitable for pedestrian use. The cellular system will be laid onto a geotextile membrane in order to prevent pollution contaminating the rooting area. The cellular structure is then expanded and pinned in place using steel rods and back filled using an angular aggregate that contains no fines.

Note: The infill aggregate must not contain any fines as these become compacted overtime and reduce water infiltration. The recommended size of aggregate is 20-40mm in diameter.

- 6.3 In order for the system to allow for gaseous exchange and water infiltration the finished surface treatment will be permeable to allow for water infiltration. In such cases where vehicles or pedestrians are intending to use the new driveway the use of permeable resin bounded gravel would be recommended. (Hoggin or self-binding gravel will not be used as they compact easily and prevent water infiltration)
- 6.4 The finished permeable surface will be protected during construction works in order to prevent the interstices from becoming blocked by excessive construction debris.
- 6.6 Where ground vegetation is present and requires removing in order to construct the cellular system the vegetation will be cleared using hand tools only.
- 6.7 Where the topography of the ground is such that required levels are not met for installing the cellular system, the levelling of the area can be achieved by using sharp sand in order to create an even surface.

Note: Builders sand is not to be used to create a level surface due to the high salt content.

- 6.8 Consideration will be given to ground conditions at the time of installation as during the winter months the ground is more likely to be saturated leading to an increased risk of compaction.
- 6.9 The operator will take care not to place an exaggerated angular force on the cellular system when filling with the aggregate to prevent compaction and smearing of the soil subgrade layer.
- 6.10 The granular infill will be spread using hand tools and be loaded from outside the area of works. Machinery will only access the cellular system once a suitable area has been prepared by hand in order to prevent compaction and damage to the cellular system.

Note: a single passage of machinery over a root protection area can cause irreparable damage to tree roots, 90% of which are located within the top 400mm of the soil.

- 6.11 Edge supports will consist of a peg and board system. Where a more stable option is required, railway sleepers may be used and secured in place by steel pins. Excavation will not take place in order to secure edging or kerbing in place due to the damage caused by root severance.

7.0 Services within the RPA

- 7.1 At present there are no plans for services in the RPA of retained trees and where this occurs all excavations shall be by air spade by the AcOW. Where there is a need to route services with an RPA technical design, plans will be produced in association with the arboriculturist to ensure that the least destructive path is identified. Specialist equipment (air spade) may be required to accurately map the root system to ensure that the route of least impact is found. It is preferable that where the need to route services through a tree's rooting zone, all apparatus will be located together in common ducts. Inspection chambers will be located outside of the RPA wherever possible.

Note: The desired option will always be to route the proposed new services away from the RPA due to the high probability of significant damage occurring to tree roots.

- 7.2 The favoured method of insertion for services is a trenchless insertion method which differs on the requirement of the utility apparatus and includes micro-tunnelling, surface launched directional drilling, pipe ramming and impact moling. Where any of these methods is utilised then the entry and retrieval pits will be located outside of the RPA.

Ref: Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook

- 7.3 Any roots un-earthed during the excavation are to be pruned in accordance with British Standard BS5837:2012. Pruning of roots more than 25mm is to be agreed with the LPA's Tree Officer and pruning is to be carried out under supervision of the consultant arboriculturist. Exposed roots not to be pruned are to be covered immediately to prevent desiccation and to protect from rapid changes in temperature. All protective materials shall be removed prior to infilling with topsoil; care will be taken to ensure that no contaminated material is introduced into the excavation.

9.0 Contact details

9.1 The following list details key project consultants and officers who can provide appropriate advice on arboricultural matters relating to the above project.

Site manager:

Site supervisor:

Arboricultural consultant:

Amenity Tree Care Ltd
Burwardsley
Chester
Tel: 01829 770075

Please do not hesitate to contact me should you require further assistance.

Yours sincerely



Simon Brain *Ba. Tech Cert Arb. PG Cert (Bio Rec)*
Chartered arboriculturist. ecologist
Managing Director