

Tree Appraisal and Report

Moss Nook 2 Trenchard Drive, Manchester, M22 5NA:

"BS 5837 2012: Trees in Relation to Design, Demolition and Construction – Recommendations"



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Moss Nook 2 Trenchard Drive, Manchester M22 5NA:

The following is a pre-development survey and appraisal of trees on and adjacent to the above site.

Its primary purpose being to categorize the trees according to BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, so that the Local Planning Authority may review the existing trees in association with the proposed development.

The report and associated plans have been produced for the sole purpose: - to accompany the above planning submission.

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1. Introduction:

1.1 This tree survey has been commissioned by The Newpark Group.

1.2 I have undertaken this tree survey following the guidance and recommendations of; 'BS 5837: 2012 Trees in Relation to Design, Demolition and Construction-Recommendations'.

1.3 **Instruction:** I am instructed by Mr Halpern to inspect the significant trees on and adjacent to the site that may be affected by the proposed development and to provide an arboricultural report to accompany a planning application. The relevant tree information that has been noted and prepared to accompany the planning application is;

- A schedule of the significant trees on and adjacent to the site, to include basic data and an assessment of their condition, (see appendix 2).
- An appraisal of the impact that the proposed development may have on the trees and as a result, the visual amenity of the locale.
- An initial arboricultural method statement (AMS) setting out basic protective requirements and management needs of the trees to be retained.

1.4 **Documents and information provided:** I have been provided with the following documents:

2073-ABWA-XX-XX-DA-A-(17)-0001-P01-S1 - DESIGN AND ACCESS
2073-ABWA-ZZ-ZZ-DR-A-(10)-0010 - SITE EXISTING
2073-ABWA-ZZ-ZZ-DR-A-(10)-0020 - SITE PROPOSED
2073-ABWA-ZZ-ZZ-DR-A-(20)-0100 - EXISTING AND PROPOSED FLOOR PLANS

1.5 **Qualification and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in light of my experience. I have experience and qualifications in arboriculture and list the details in appendix 1.

1.6 **Report scope and limitations:** Construction work often exerts undesirable pressures on existing trees, as do changes in their environment following construction. This report has been prepared to analyse the impact that the proposed development may have to the existing site trees. It further advises on protective requirements and appropriate management needs of the trees, should they be retained on the site. The primary purpose of the report is to provide sufficient tree information to allow the Local Planning Authority to review any tree issues associated with the development proposal.

1.6.1 It should be noted that this report takes no account of indirect structural damage that may arise to buildings as a result of tree induced soil volume changes. Such damage can occur to buildings built on shrinkable clay sub-soils and will be more prevalent during prolonged drought conditions. Also buildings built on shrinkable soils following tree removal can suffer heave affects as the soil rehydrates. These issues should be addressed during the design of the proposed development (*National House Building Council-NHBC 2011 part 4.2 building near trees*). Also, this report does not take into account damage to drains and underground services that may be due to tree root activity. If damaged, drains can allow roots to penetrate them. If, however, they are in good repair tree roots have little capacity to access them. A drainage expert could give more advice.

2. Site visit and observations:

2.1 Site visit: I carried out an unaccompanied site visit on 15th February 2023. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated.

The weather at the time of inspection, although dry and overcast with average visibility, was acceptable to proceed with the tree survey.

2.2 Brief site description: The existing site (former Moss Nook Restaurant) is a detached 2 / 3 storey red-brick building with a rear garden and associated private car park. The approximate 0.13 hectare plot is adjacent to a 3 storey office building to the north, a 2 storey office building and associated car park to the east and the Tatton Arms public house opposite to the west.

2.2.1 Site Aspect and Topography:

- The existing building frontage is west facing with the rear carpark entrance from Ringway Road south facing.
- The site is broadly level with no significantly raised features, the garden area being only slightly lower than the existing carpark (approximately 600mm). There is extensive hard standing carpark surface adjacent to the site trees, the trees being mainly located in linear shrub beds around the perimeter of the grounds.

2.2.2 Preliminary Geological Information:

Soil Texture:	Loamy Clay
Soil pH:	Slightly Acid
Drainage:	Impeded Drainage
Fertility:	Moderate
Carbon:	Low
Drains to:	Stream Network

(Land Information Systems, 2021)

2.2.3: Tree Protection Status: I have been informed by Manchester LPA that the trees within the grounds of Moss Nook are not subject to Tree Preservation Order (TPO) legislation and the property is not within a Conservation Area.

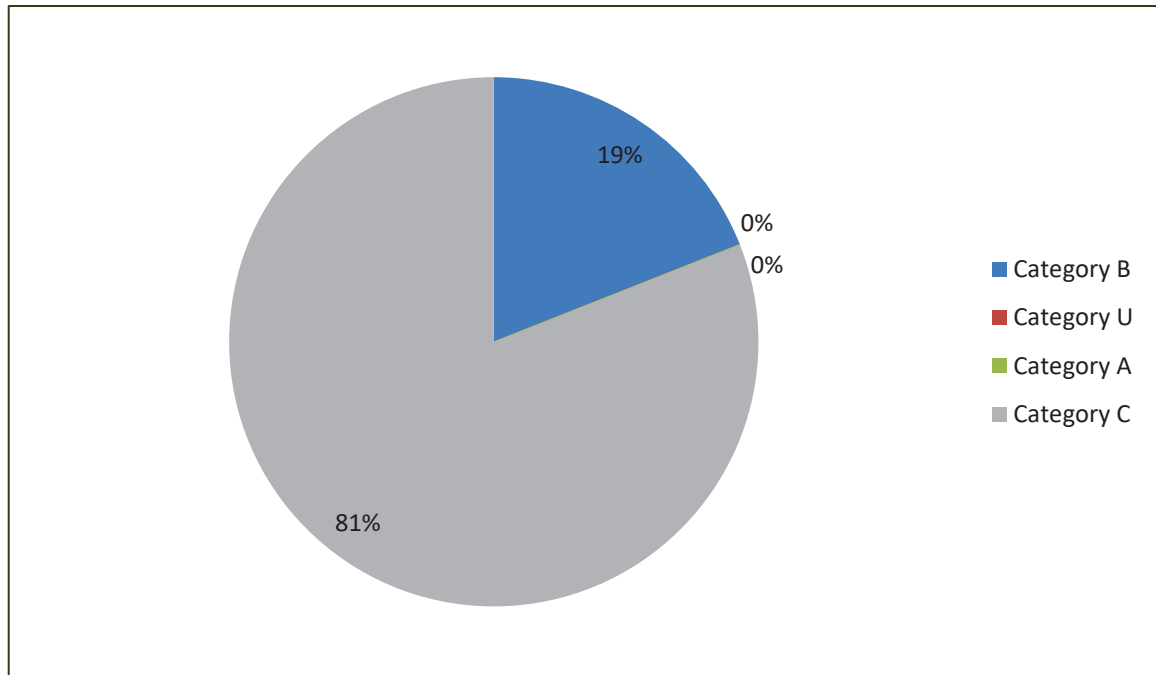
2.3 Identification and location of the trees: The locations of the significant trees are illustrated on the *Tree constraints Plan RTS/29012021/TCP 001* included with this report. All the relevant information on the trees is contained within this report and the provided documents listed in 1.4 above.

2.4 Tree observations: The trees were not climbed; I visually inspected the significant trees from ground level in accordance with visual tree assessment (VTA) techniques and recorded the information on the schedule included at appendix 5. The assessment has been to a level one of the TRAQ assessment criteria.

2.5 Overview of the trees and other vegetation:

There are 15 significant trees and 1 cypress hedgerow on and adjacent to the site. The trees and the hedgerow are located within linear shrub beds around the perimeter of the grounds and on adjacent neighbouring land. Interspersed amongst the trees are numerous mixed shrubs (Camellia, Juniper, Hypericum, Holly, Rhododendron, Pampas Grass, etc.) all less than 4 metres in height.

Existing Significant Trees percentage per Category



3 APPRAISAL:

3.1 Relevant references: 'BS 5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations'.

3.2 Arboricultural Impact Assessment (AIA): The proposal is to retain the building and provide a Change of use only. The impacting works are wholly associated with the carpark which exists and will be reduced.

At this stage I have not been made aware of the need for new underground drainage systems or other underground services, nor where they are to be installed if required. The development does not require a considerable amount of demolition and construction work impacting the external environment. The existing restaurant footprint is essentially unaltered. The proposed carpark is to broadly remain as existing, save a slight reduction of the surface area towards the perimeter fencing creating a green buffer zone.

3.3 All the proposed tree and shrub removals will be limited to category C trees; the three category B trees on the site are located in the neighbouring land to the east of the grounds and are beyond any great influence of the proposed development.

3.4 The calculated root protection areas (RPA) of T14 and T15 no longer overlap into the carpark area of the Moss Nook grounds. The RPA of T16 is totally contained within the grounds of the neighbouring property and is, therefore, beyond influence of the proposed carpark extension work.

3.5 Trees T12 and T13 together with the interspersed shrubs within the southern shrub bed, given adequate protective measures throughout the build process, could potentially be retained during the proposed development. The tree protective requirements are noted in the Recommendations at section 5 of the report.

Proposed Tree Removal

Category	Total	Tree Tag / Number
Cat A		
Cat B		
Cat C	11	H1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, and all other mixed shrubs around the carpark and within the small formal rear garden area.
Cat U		

4 CONCLUSIONS:

- 4.1** Although the proposed development will require removal of a significant amount of the existing shrub and tree growth, the present visual amenity afforded by the trees is limited. The two largest trees (T2 and T3, two cedar trees) are of low vigour with dead twig ends and exhibiting some decline, photo 01. The remaining shrub and tree stock consists of general ornamental garden shrubs which have lacked good horticultural maintenance and are becoming overgrown by ivy climber, photo 02.
- 4.2** To maintain some green screening at the street front, given the correct placement of protective fencing during the build process, it should be possible to retain the southern shrub bed that contains T12, T13 and the associated shrubs within. Additionally a small area to the north west corner of the carpark could be preserved to accommodate new tree planting post development. After the removal of trees T4, T5 and T6 this small area should also be fenced off to afford protection of the soil structure from the build process. New tree planting here post development should then be designed into the final landscape plan. If the desire is to remove trees T12 and T13 (within the southern shrub bed) and re-design the landscape plan of the whole carpark area, then the soil structure of this southern shrub bed should still be protected to the same degree as the north west corner area. Trees; T14, T15 and T16 are located within the grounds of the neighbouring property. The existing boundary fence is sufficed to protect these trees from the build process; no further tree protection will be required for trees T14, T15 and T16.

5 RECOMMENDATIONS: Arboricultural Method Statement;

5.1 Prior to any other activity on the site the following arboricultural works should be undertaken.

Table 1 Tree works:

Tree	Tree Work	Priority
H1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, and all other mixed shrubs around the carpark and within the small formal rear garden area.	Fell to ground level and dig out the remaining stumps	Prior to any other site works

- 5.1.1 All the recommended tree works should be of a standard that is in accordance with BS 3998:2010 Tree Work-Recommendations. All the arboricultural work on this site should be undertaken by an arboricultural contractor who is able to comply with the above BS standard. The arboricultural contractor should hold public liability insurance to a minimum of £5 million and employer's liability insurance as required by law. The arboricultural contractor should be able to show competency by means of relevant certification and health and safety policy. Suitable arboricultural contractors can be sourced from the Arboricultural Association approved contractor list or the Local Planning Authority occasionally has lists of competent contractors.
- 5.1.2 **The advised tree works within this report are recommended in order to facilitate the proposed demolition and development works on the site. None of these tree works should be undertaken until there has been full approval from the Local Planning Authority.**
- 5.2 After the above tree works have been completed, protective fencing should be erected at the locations indicated on the Tree Constraints Plan RTS/29012021/TCP 001; the protective fencing should be constructed to the specifications at appendix 4. Signs should be attached to the fencing advising the contractors that this is a construction exclusion zone (CEZ); keep out.
- 5.3 Upon completion of the above arboricultural works and erection of the protective fencing, site demolition and construction may proceed following the guidance of this AMS. Only on completion of all building activity should the tree protective fencing be removed.
- 5.4 Fires on the site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect tree foliage or branches. The potential size of a fire and wind direction should be taken into account when determining its location and it should be attended at all times until safe enough to leave.
- 5.5 Any materials whose accidental spillage would cause damage to a tree (e.g. oil, cement washing and vehicle washings etc.) should be stored and handled well away from the outer edge of its RPA.
- 5.6 All operatives of machinery and heavy plant should be made aware of the construction exclusion zones (CEZ). The operatives are to respect these zones and ensure that no damage occurs to trees or the soil structure due to careless use of machinery.
- 5.7 Final landscaping and post development tree planting should only be undertaken when all building activity is completed and the building contractors have left the site.

6 BIBLIOGRAPHY

6.1 BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations



Mr W. J. Rowbottom. HN Dip ARB

M.Arbor.A

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Appendix 1

Brief qualifications and experience of Mr W. J. Rowbottom.

1. Qualifications:

- Tree surgery craft certificate 1992
- BTEC Higher National Diploma in Arboriculture 2000 (HN Dip Arb).

2. International Society of Arboriculture (ISA):

- Tree Risk Assessment Qualification (TRAQ).

This is a systematic qualification of the risks that may be posed by trees within their existing site setting over a given time frame.

3. Continuing professional development: Professional member of the Arboricultural Association.
M Arbor A. Professional member of the Consulting Arborist Society (CAS).

4. Experience: Managed an arboricultural contracting company for 20 years. Practiced arboricultural consultancy since 2010.

Appendix 2

Tree Data (Explanations of):

The data collected and recorded on each tree reflects the recommendations provided in section 4.4.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction-recommendations.

Tree number: T (individual tree), G (group of stems or several trees planted together or self-seeded), S (stump of a tree that has been cut at or close to ground level), SH (shrub masses).

Species: Common tree name; specific name recorded in *italics*.

Height: Approximate height of the tree to the nearest metre.

DBH: Stem diameter (recorded in millimetres) measured in accordance with Annex C of the BS 5837:2012.

Crown Spread: A record (to the nearest half metre) of the radial distances between the tree trunk and the end of the further most branches, in the direction of the four cardinal compass points.

Height to Lowest Branch: This parameter estimates the lowest point of the crown above the ground. Minor and dead branches are ignored.

Age: Estimated maturity of the tree; Moribund (at the point of death), Mature (last one third of life expectancy), Early mature (one third to two thirds life expectancy), Young (at less than one third of life expectancy).

Condition: An assessment of tree physiological condition. Good (high vigour and strong growth), fair (average vigour and growth), Poor (low vigour and declining growth).

Category Rating: An assessment to identify the quality and value (in non-fiscal terms) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of a development occurring, (for categorisation criterion see appendix 6).

Observations and Comments: A preliminary observation of the tree's structural form and its suitability to the existing site setting. Basic tree management advice may be recommended.

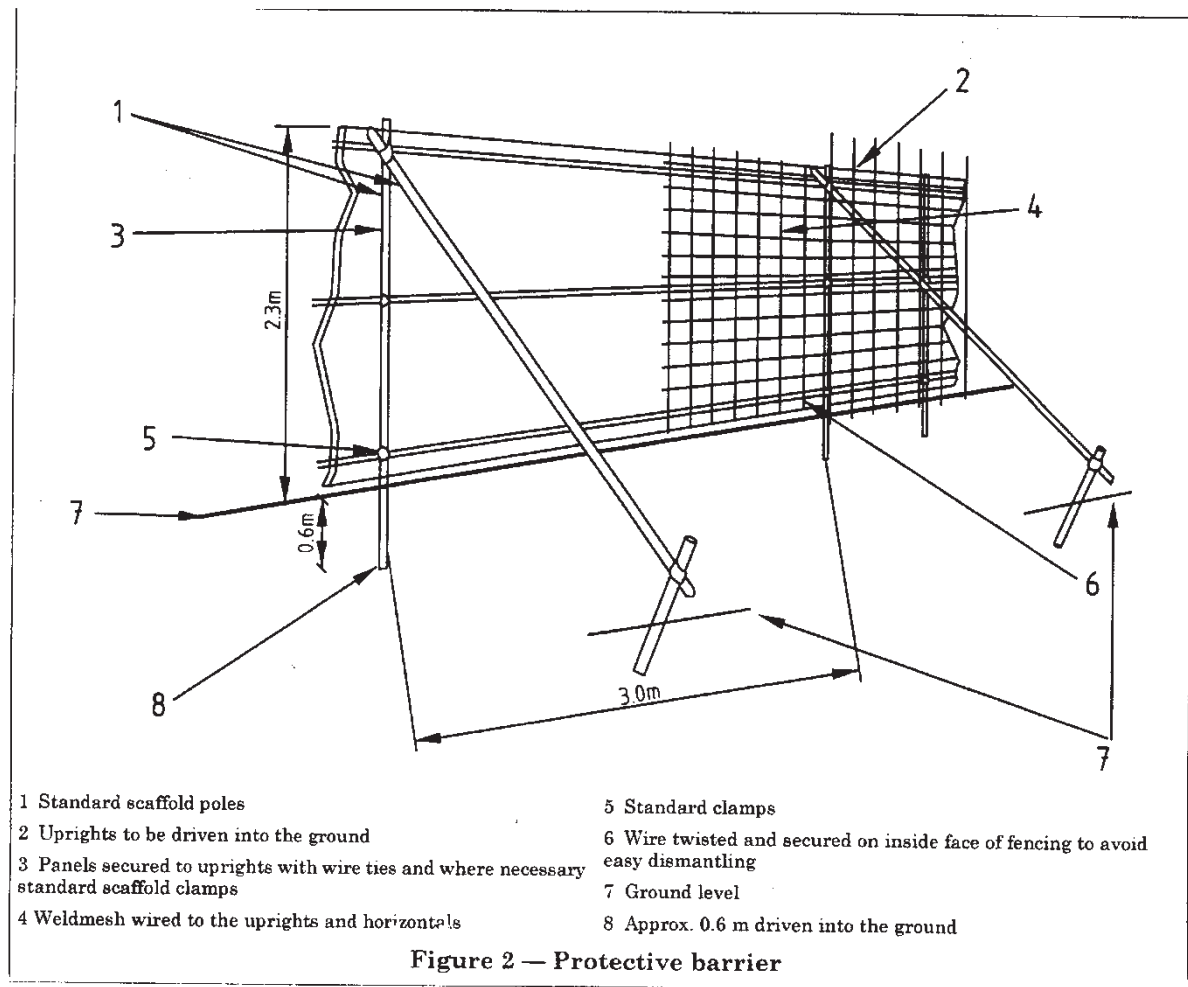
Appendix 3

Explanatory notes

AIA:	Arboricultural Impact Assessment; an assessment that evaluates the effects that the proposed design may have on the existing site trees and any constraints that the trees pose to the design, and where necessary recommend mitigation measures.
GL:	Ground Level.
LPA:	Local Planning Authority
Measurements:	All dimensions are estimated unless otherwise indicated. Measurements taken with a tape or clinometer are indicated with a *. Less reliable estimated dimensions are indicated with a ‘?’.
RPA:	Root Protection Area; The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of roots and soil structure is treated as a priority. The RPA increases with tree size and is calculated from a measurement of the trunk diameter.
Species:	The tree species identification is based on visual identification. The common English name of what the tree appeared to be is listed first followed by the botanical name in italics. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigation. Where there is some doubt as to the precise species of the tree, the genus is followed by the abbreviation spp; in order to avoid delay in the production of the report. The species listed for groups and hedges represent the main component and there may be other minor species not listed.
TEMPO:	Tree Evaluation Method for Tree Preservation Orders; a method adopted by most Local Authorities of evaluating a tree for TPO status; <i>devised by Julian Forbes-Laird.</i>
TPO:	Tree Preservation Order
TRAQ:	Tree Risk Assessment Qualification. A tree risk qualification methodology; Level one; is a basic visual assessment of an individual tree or a population of trees near to targets of concern, conducted from a specified perspective, to identify obvious defects or specified conditions. Only defects visible from the perspective from which the assessment is made are expected to be identified.
VTA:	Visual Tree Assessment; a non-invasive method of examining the health and structural condition of individual trees, as advised by Mattheck (1993) and Hazard Evaluation by Matheny and Clark (1993). Guidance is also taken from Lonsdale (1999) Principles of Tree Hazard Assessment and Management.

Appendix 4

Protective Fencing Specification



Appendix 5
Tree Schedule

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
H1	Leyland Cypress <i>X Cupressocyparis leylandii</i>	3.0 0.1	100 ave	Linear hedgerow 2 metres wide	0.1	Mature	Fair	1.2	4.5	C2	Linear hedgerow approximately 2 metres wide; some foliage loss to the garden side of the hedge
T2	Atlas Cedar <i>Cedrus atlantica</i>	10.0 2.5	400	N – 4.0 S – 5.0 E – 4.5 W – 4.0	2.5	Early Mature	Poor	4.8	72	C1	Ivy ascending the trunk; some die back of twig ends; sparse foliage; low vigour
T3	Atlas Cedar <i>Cedrus atlantica</i>	10.0 2.0	370	N – 3.0 S – 3.5 E – 3.0 W – 3.5	2.0	Early Mature	Poor	4.4	60	C1	Some die back of twig ends; sparse foliage; low vigour; lateral branches have been stub pruned to abate nuisance to adjacent building
T4	Hawthorn <i>Crataegus spp</i>	5.0 2.0	170	N – 2.0 S – 3.5 E – 2.0 W – 3.0	1.5	Early Mature	Good	2.0	12	C1	Some stub cut pruning
T5	Lawson cypress <i>Chamaecyparis lawsoniana</i>	6.0 0.2	300	N – 1.0 S – 2.0 E – 2.0 W – 2.0	0.2	Early Mature	fair	3.6	40	C1	Ivy climber ascending the trunk; included bark union between co-dominant stems
T6	Lawson cypress <i>Chamaecyparis lawsoniana</i>	6.0 0.7	200	N – 2.0 S – 1.0 E – 2.0 W – 2.0	0.7	Early Mature	Fair	2.4	18	C1	Included bark union between co-dominant stems; tree stake and tie still attached

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T7	Cherry Plum <i>Prunus spp</i>	5.0 2.0	346 comb	N – 2.0 S – 4.0 E – 5.0 W – 3.0	1.8	Mature	Fair	4.1	52	C1	A three stemmed tree with ivy climber ascending; nuisance abatement pruning evident at the neighbour's side of the crown
T8	Lawson cypress <i>Chamaecyparis lawsoniana</i>	6.0 0.2	205 comb	N – 1.0 S – 2.0 E – 2.0 W – 2.0	0.2	Early Mature	Fair	2.4	18	C1	Co-dominant stems with included bark union between
T9	Flowering Cherry <i>Prunus 'Kanzan'</i>	6.5 2.0	440	N – 3.0 S – 4.0 E – 3.0 W – 3.0	2.0	Mature	Fair	5.2	84	C1	Minor dead branches in the crown; ivy climber ascending.
T10	Lawson Cypress Gold <i>Chamaecyparis lawsoniana 'Stardust'</i>	6.0 0.3	250	N – 2.0 S – 2.0 E – 2.0 W – 2.0	0.3	Early Mature	Fair	3.0	28	C1	Ivy ascending; minor included bark unions at ground level
T11	Lawson Cypress Gold <i>Chamaecyparis lawsoniana 'Stardust'</i>	6.0 0.4	220	N – 1.8 S – 2.0 E – 2.0 W – 1.5	0.4	Early Mature	Fair	2.6	21	C1	Slightly sparse foliage density
T12	Lawson Cypress Gold <i>Chamaecyparis lawsoniana 'Stardust'</i>	5.0 0.2	262 comb	N – 2.0 S – 3.0 E – 2.0 W – 2.5	0.2	Early Mature	Fair	3.1	30	C1	Twin stemmed; slightly sparse foliage density

Tree No	Species	Tree Height (M) * Crown Height Above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M)	Age	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T13	Lawson Cypress Gold <i>Chamaecyparis lawsoniana</i> 'Stardust'	5.5 0.2	282 comb	N – 2.0 S – 2.0 E – 2.0 W – 1.0	0.5	Early mature	Fair	3.3	34	C1	Twin stemmed tree with included bark union; slightly sparse foliage density and foliage browning
T14	Ash <i>Fraxinus excelsior</i>	7.0 4.0	300	N – 3.0 S – 4.5 E – 3.0 W – 1.5	3.0	Early mature	Good	3.6	40	B1	Neighbour's tree
T15	Ash <i>Fraxinus excelsior</i>	5.0 3.0	180	N – 1.0 S – 2.0 E – 2.0 W – 1.0	2.0	Early Mature	Good	2.1	13	B1	Neighbour's tree
T16	Ash <i>Fraxinus excelsior</i>	5.0 1.8	180	N – 2.0 S – 2.0 E – 2.0 W – 2.0	1.8	Early Mature	Good	2.1	13	B1	Neighbour's tree

Appendix 6

Tree Quality Assessment and Categorization Criterion		Identification on the plan
Category U: Trees unsuitable for retention; Trees which are 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. These trees, however, can have existing or potential conservation value. They could, therefore, be up graded from a U category if issues concerning their safety can be appropriately managed.		Dark Red
Trees to be considered for retention; Category A: trees of high quality Have an estimated remaining life expectancy of at least 40 years.		Light Green
Category B: Trees of moderate quality Have an estimated remaining life expectancy of at least 20 years.		Mid Blue
Category C: Trees of low quality. Have an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.		Grey
For a tree to qualify under any given category, it should fall within the scope of that categories definition (U, A, B, C). Trees in categories A to C should then qualify under one or more of three subcategories (1, 2, and 3). The subcategories 1, 2 and 3 are intended to reflect arboricultural and landscape qualities, and cultural values, respectively. These definitions are described below:		

Arboricultural Qualities:**Sub-Category A1:**

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 arboricultural features (e.g. the dominant and / or principal trees within an avenue).

Sub-Category B1: Trees that might be included in category A, but have been downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.

Sub-Category C1: Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.

Landscape Qualities:

Sub-Category A2: Trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.

Sub-Category B2: Trees present in numbers, usually growing 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.

Sub-Category C2: 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 benefits.

Cultural Values:

Sub-Category A3: Trees or woodlands of significant conservation, historical, commercial or other value (e.g. veteran trees or woodland pasture).

Sub-Category B3: Trees with material conservation or other cultural value.

Sub-category C3: Trees with no material conservation or other cultural value.

Appendix 7

Photo 01:



Photo 02:

