

Arboricultural Report

Castlefield Forum

Liverpool Road

Castlefield

M3 4NE

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G R E E N



Quality Management

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Contents

Executive Summary	4
1 Introduction.....	5
1.1 Instructions and references	5
1.2 Scope and limitations of the report	5
2 Site Overview	6
2.1 Location	6
2.2 Tree condition and recommendations	6
2.3 Summary of findings	7
2.4 Work priority and future management.....	7
2.5 Tree protection status.....	8
2.6 Tree protection – general advice.....	8
2.7 Tree works.....	8
2.8 Wildlife	8
3 Potential arboricultural impacts.....	9
3.1 Proposals	9
3.2 Tree constraints	9
3.3 Tree protection during construction	9
3.4 Impact of general construction activity.....	9
Appendix 1 - Tree Data Schedule.....	10
Appendix 2 – Tree Schedule Definition of Terms	11
Appendix 3 – Site Plans	13

Executive Summary

A survey was conducted to BS5837. The condition of all trees on site was assessed and a Retention Category was allocated. Tree positions and Root Protection Areas are plotted on a Tree Constraints Plan.

No Arboricultural Impact Assessment has been conducted at this stage.

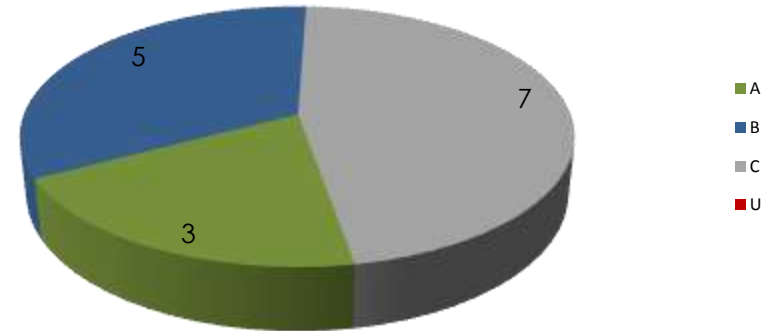
We recommend that this report and the constraints plan are used within the design process to help achieve a proposal with minimal impact.

Where possible category A and B trees should be retained and works within their Root Protection Area should be undertaken in a sympathetic manner. General advice is included within this report as to how this may be achieved.

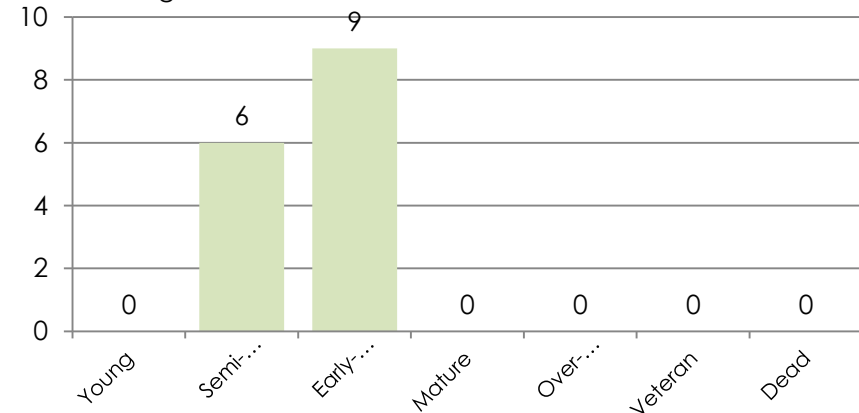
The majority of trees are located adjacent to the site boundary so there is a significant window for development with little impact on trees.

Upon instruction Urban Green will be happy to provide Impact Assessments to assist the design process and an Arboricultural Method Statement to ensure that the retained trees are not damaged during the construction process.

Retention Categories



Age Distribution



1 Introduction

1.1 Instructions and references

All trees, regardless of their statutory status, are a material consideration in a planning application. It is therefore essential that the potential effects of any Proposed Development on existing trees are fully assessed.

We have been instructed by Castlefield Forum to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at the site location and produce our findings in a report.

Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.2.4 of BS 5837:2012 that states 'Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'

A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site.

1.2 Scope and limitations of the report

The report is designed to accompany a planning application following guidance set out in BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations. The report has been compiled objectively and does not take into account future proposals for the site.

The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.

Any physical alterations to site conditions subsequent to this report may have the potential to change/invalidate the findings and recommendations of this report.

Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.

Trees have the potential to cause indirect damage to existing and proposed structures by desiccation of the soil. Where soils are suspected to be shrinkable, they should be analysed by laboratory testing to determine the plasticity index. This will allow management decisions to be made relating to foundation depths, new planting and the effect of tree removals.

Potentially hazardous trees are highlighted and appropriate recommendations are made. However, this report should not be seen as a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2 Site Overview

2.1 Location

The site is situated in a medium density residential area (figure 1). The co-ordinates are 53°28'32.56"N, 2°15'13.41"W, the OS reference is SJ 8325797695 and the altitude is 37m above sea level.

The survey was limited to the area shown in Figure 2 which is sufficient to consider the impact of the proposals.

Figure 1



Figure 2



2.2 Tree condition and recommendations

The recommendations found in the Tree Data Schedule in Appendix 1 are based on assessments from a health and safety perspective and are made regardless of the Proposed Development.

2.3 Summary of findings

Trees which are potentially hazardous and require works in order to make them safe are T3, T6 and T12. These works should be prioritised as indicated on the Tree Data Schedule.

T5 is in an acceptable condition at present but will require works in order to prevent future defects from developing. Such work is of a relatively low priority.

Trees which are considered to be in an acceptable condition at present but which have defects that require monitoring include T2 and T7. The Tree Data Schedule indicates the recommended inspection frequency.

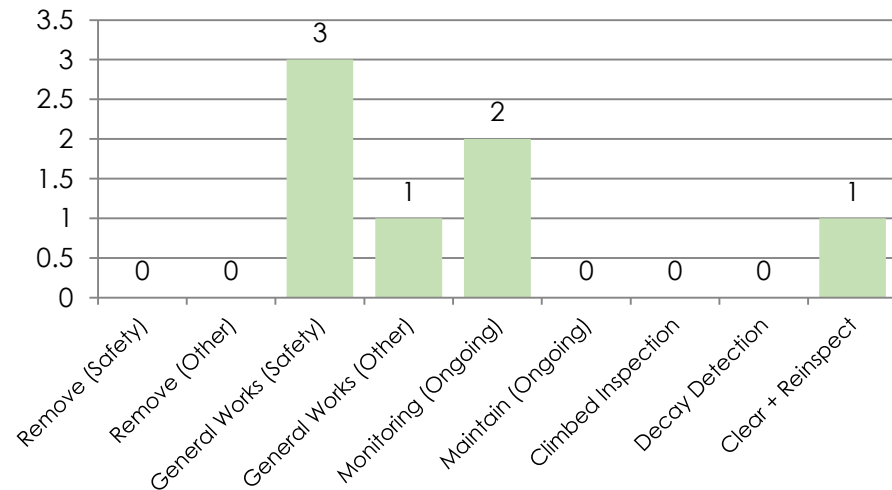
G13 could not be fully inspected due to the presence of dense ivy, undergrowth or limited access. It is recommended that the ivy or undergrowth is removed or access is facilitated.

All other trees are deemed to be in an acceptable condition and no further works have been recommended.

2.4 Work priority and future management

The Tree Data Schedule in Appendix 1 details what works are required to individual trees in order to ensure that they are in an acceptable condition. The chart below summarises these works:

Recommended Works



The following table suggests a schedule for prioritising works required to individual specimens, as outlined in the Tree Data Schedule in Appendix 1, in order to ensure that the associated risks are abated:

Priority	Definition	Tree Number
Urgent	As soon as possible	None
Very High	Within 1 Month	None
High	Within 3 Months	None
Moderate	Within 1 year	T2, T5, T7, T12, G13
Low	Within 3 years	T3, T6

Upon completion of any recommended works, the trees will be in an acceptable condition from a health and safety perspective. However, they should be regularly inspected according to the following suggested schedule:

Inspection Frequency (years)	Tree Number
0.5	None
1	T2, T5, T7, T12, G13
1.5	None
3	G1, T3, T4, T6, T8, G9, T10, T11, G14, G15

2.5 Tree protection status

We have been informed by the planning department at Manchester City Council that the site is within a conservation area and there are no TPOs affecting trees within the site.

2.6 Tree protection – general advice

It is recommended that the local authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.

All works to protected trees require consent from the local authority, including pruning. However, this does not include the removal of dead wood, which is exempt. Although dead and dangerous trees are exceptions to a TPO, it is advisable to

give the local authority five days' notice in writing of any intended removal.

In a conservation area, all trees are effectively protected. Where tree work is required in a conservation area, the local authority must be given six weeks' notice of intent, which allows them to either make a TPO or give consent for the intended work. The proposed tree work can proceed after six weeks, if the local authority has not responded.

It is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

2.7 Tree works

All specified tree work is to be carried out in accordance with BS 3998:2010 Tree work - Recommendations by a professional and specialist arboricultural contractor, who carries the appropriate experience and insurance cover.

2.8 Wildlife

Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Where there is evidence that bats, birds or other protected species are present, the statutory nature conservation organization needs to be consulted prior to commencement of any tree work operations.

3 Potential arboricultural impacts

3.1 Proposals

It is understood that the site is to be enhanced as valuable amenity space by landscape improvements. However, at the time of writing the report, we are unaware of detailed and specific proposals for the site. It is recommended that an AIA is undertaken once plans are available, in order for us to advise on the impact of the development and any mitigation that may be required.

The Root Protection Areas (RPAs) marked on the Tree Constraints Plan at Appendix 3 indicate the desired rooting zone which should be left undisturbed. Any development should be designed in order to avoid the RPAs of trees to be retained. Decisions about which trees are to be retained should be influenced by their retention categories as suggested below.

Where possible category A and B trees should be retained and any works within their RPAs should be undertaken in a sympathetic manner. General advice is included within this report as to how this may be achieved.

3.2 Tree constraints

BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.

In order to avoid expensive delays and to maximise the landscape potential of the Proposed Development, it is

strongly recommended that the arboriculturist is consulted during the early stages of the design process.

3.3 Tree protection during construction

BS 5837 recommends that an AMS is adhered to which ensures that all retained trees are adequately protected during the construction phase and should take into account issues such as hard surface design, implementation of services and foundations, storage of materials, scaffolding, use of heavy plant such as cranes or excavators, fencing specification, and necessary tree works. Adherence to such a method statement will help to minimise the impact of the development.

3.4 Impact of general construction activity

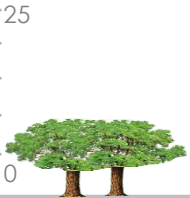
Existing trees can be easily damaged directly due to root severance and indirectly due to soil compaction which can cause anaerobic conditions in the rooting zone. Spillage of toxic materials can also cause root death. Protection for trees selected for retention is essential to ensure their sustainable position within the proposed scheme.

An Arboricultural Method Statement will be required to advise on the protection of trees during the construction process. In addition, a Tree Protection Plan may be required to highlight areas of site where trees require protection and where care is needed in RPAs not protected by fencing.

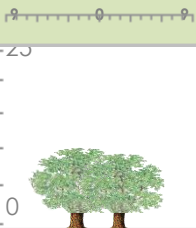
It is essential that all site personnel, including temporary contractors, are made aware of the recommendations in the Arboricultural Method Statement in Section 5 and the restrictions which apply.

Appendix 1 - Tree Data Schedule

- The following pages contain information gathered during the site survey.
- The reader should refer to Appendix 2 in order to correctly interpret the tree data.
- All images within the Tree Data Schedule are diagrammatical only. Their purpose is to indicate, at a glance, the relative dimensions of each tree. The images are computer generated based on measurements recorded for stem diameter, crown spread, crown height and overall height.

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N W S E	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
G1	Early-Mature London Plane Platanus x hispanica	av 10	av 4	av 450	av 5.5 5.5 5.5 each		1: Good linear group of roadside trees. 2: Highway trees. 3: Several specimens within the group are suppressed by neighbouring trees. 4: Minor deadwood throughout crown. 5: Recent pruning wounds present.	No action required.		Good	40+
								n/a	3	Good	A
T2	Early-Mature Wych Elm Ulmus glabra	10	4	470	3.5 6.5 0 6.5		1: Single stemmed and vertical with a slightly unbalanced crown. 2: Show signs of decline with low vigour in upper crown. 3: Deadwood present throughout crown.	Monitor for signs of decline.		Poor	10-20
								Moderate	1	Fair	C
T3	Semi-Mature Wild Cherry Prunus avium	7.5	1.5	260	0.5 3 1 2		1: Suppressed specimen. 2: Multi stemmed at base with tight unions. 3: Deadwood present throughout crown.	Deadwood.		Good	20-40
								Low	3	Fair	C
T4	Semi-Mature Apple Malus sp	5	3	200	0 1 4.5 5		1: Single stemmed and leaning with an unbalanced crown. 2: Previous pruning wounds evident. 3: Poor form. 4: Acceptable condition at present.	No action required.		Good	40+
								n/a	3	Good	C
T5	Semi-Mature Portugese Laurel Prunus lusitanica	5	0.2	150	2 2 2		1: Low hanging crown. 2: Multi stemmed at base.	Crown lift over path.		Good	40+
								Moderate	1	Good	C
T6	Early-Mature Sweet Chestnut Castanea sativa	10	3	400	1 3 6.5 4		1: Bifurcated at 1.5. 2: Deadwood present throughout crown. 3: Slightly suppressed specimen. 4: Acceptable condition at present.	Crown clean and deadwood.		Fair	40+
								Low	3	Fair	B-

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) N W S E	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
T7	Early-Mature Tree Of Heaven Ailanthus altissima	10	1.5	360	6.5 3 7 6.5		1: Dead ivy present in crown. 2: Bark lesions present. 3: Minor deadwood throughout crown. 4: Acceptable condition at present.	Monitor.		Fair	20-40
	Moderate							1	Fair	B-	
T8	Semi-Mature Swedish Whitebeam Sorbus intermedia	8.5	4	130	0 1 1		1: Suppressed specimen. 2: Poor form. 3: Acceptable condition at present.	No action required.		Fair	40+
	n/a							3	Good	C	
G9	Early-Mature London Plane Platanus x hispanica	av 13	av 3	av 600	av 8 8 8 each		1: Good linear group. 2: Minor deadwood throughout crown. 3: Crown overhangs parking area. 4: No significant defects observed.	No action required.		Good	40+
	n/a							3	Good	A	
T10	Semi-Mature Wild Cherry Prunus avium	7	3	240	3.5 3.5 3.5		1: Situated adjacent to fence and utilities box. 2: Exposed roots at base. 3: No significant defects observed.	No action required.		Good	40+
	n/a							3	Good	C+	
T11	Early-Mature London Plane Platanus x hispanica	10	2.5	460	4 5 6.5		1: Good specimen. 2: Previous pruning stubs evident. 3: The crown overhangs a car park. 4: Exposed roots at base. 5: No significant defects observed.	No action required.		Good	40+
	n/a							3	Good	B	
T12	Early-Mature Grey Sallow Salix cinerea	7	1	540	7 1 3.5 6.5		1: Bifurcates at base with poor union and decay. 2: Minor deadwood throughout crown.	Remove leaning limb.		Fair	10-20
	Moderate							1	Poor	C	
G13	Semi-Mature Silver Birch Betula pendula	av 8.5	av 3	av 200	av 3 3 3 each		1: Dense ivy prevented a detailed inspection. 2: Group of three specimens.	Remove ivy and re-inspect for defects.		Fair	40+
	Moderate							1	Fair	B-	

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (mm)	Crown Spread (m) W N E S	Scaled Tree Diagram (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)
								Priority	Inspect Freq (yrs)	Structural Condition	Retention Category
G14	Early-Mature Whitebeam Sorbus aria	av 10	av 2	av 400	4 4 4 each		1: Good linear group. 2: Situated adjacent to road. 3: No significant defects observed.	No action required.		Good	40+
	n/a							3	Good	B+	
G15	Early-Mature Mixed Species	av 10	av 2	av 400	6 6 6 each		1: Mixed group consisting of wych elm, whitebeam, grey sallow and ash. 2: Some tight unions throughout group but acceptable at present. 3: Good screen to adjacent apartments. 4: Minor deadwood throughout crown.	No action required.		Good	40+
	n/a							3	Good	A	

Appendix 2 – Tree Schedule Definition of Terms

Tree Referencing	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	Botanical Name - conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name – commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
	A diagrammatical representation of the tree taken from measurements of stem diameter, crown height and spread, and overall height.
Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Tree Retention Category – The following table provides an explanation of retention categories used.

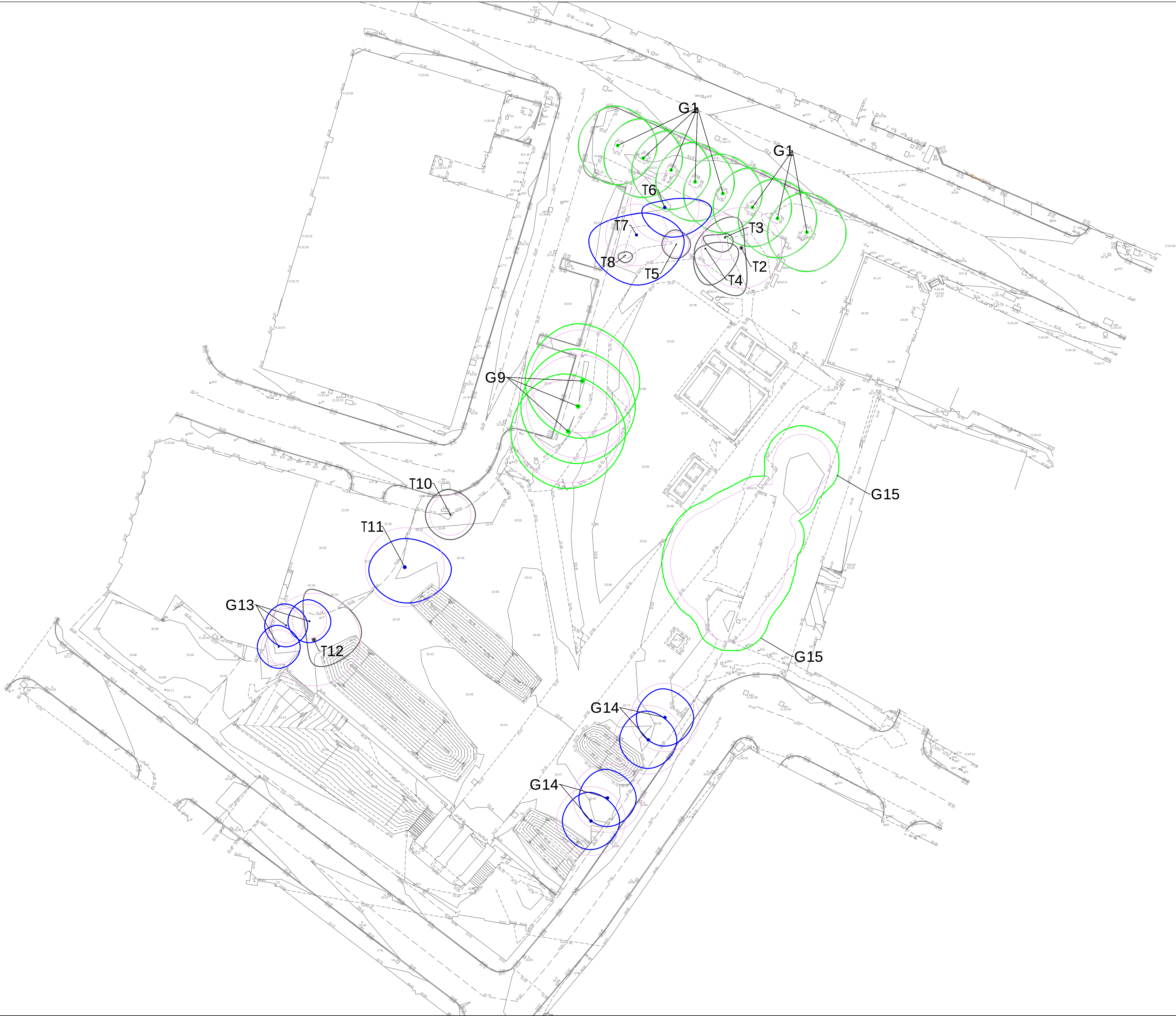
Trees to be removed				Colour on Plan
Category U includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.			RED
Trees to be considered for retention	Mainly arboricultural qualities	Mainly landscape qualities	Mainly cultural values, including conservation	Colour on Plan
Category A Trees of a high quality, with an estimated life of 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 arboricultural 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)	GREEN
Category B includes trees of moderate quality and amenity value.	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 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 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	Trees with material conservation or other cultural value	BLUE
Category C includes trees of low quality and amenity value.	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	Trees with no material or conservation or other cultural value	GREY

Appendix 3 – Site Plans

The site plans referred to in the report follow this page which include the following:

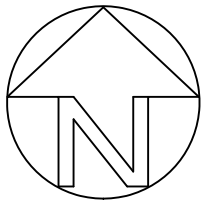
- Tree Constraints Plan

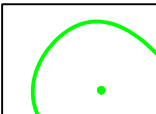
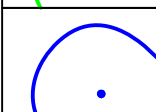
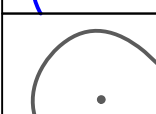
Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Notes:-



-  Category A tree, group or hedge
-  Category B tree, group or hedge
-  Category C tree, group or hedge
-  Category U tree, group or hedge
-  Root Protection Area (RPA)

P01	05/02/16	Planning	DL	JC
REV.	DATE	DESCRIPTION	DRAWN	CHK'D
URBANGREEN 21 Swan Street Manchester M4 5JJ T: 0161 312 3131 W: urbangreen-space.co.uk				
Client: Castlefield Forum				
Project: Roman Gardens				
Title: Tree Constraints Plan				
Status:		Planning		
Project:	10910	Drawn:	DL	Checked: JC
Scale @ A1:	1:250	Date:	05/02/16	Approved: SF
Drawing No: 10910.T01				Revision: P01