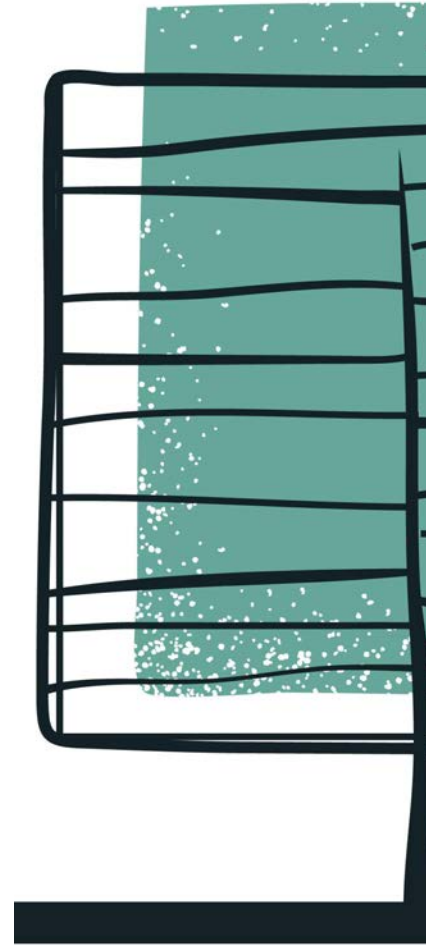




Report No: LTM0746.Helliwell.01

Date: 03/03/2023

Project: Land at Barlow Moor Road, Manchester, M21

Arboricultural Technical Note

Inspection Record.

Date of Inspection	Surveyor
4 th July 2022	Treetec Consultancy Limited (Treetec) C/O Dalcour Maclaren

Lally Tree Management.

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Revision	Date	Prepared by	Status
Final	03/03/2023	Matthew Lally	Complete

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Introduction & Scope of Works

This Arboricultural Technical Note has been commissioned by Dalcour Maclaren and will be reporting on the Helliwell values for the trees that have been removed for the development at land adjacent to Barlow Moor Road, Manchester, M21.

The trees were removed before a site visit could be undertaken by Lally Tree Management and therefore it was not possible to obtain the required metrics for the Helliwell report inputs directly. The inputs for the Helliwell report are based on the Arboricultural Impact Assessment by Dalcour Maclaren (Project name: Barlowmoor Glen Gas Governor Scheme Number : 22003255, Report : 01 which was prepared by Alex Finn, Principal Arboriculturist, Treetec Consultancy Limited) and from street view images provided by Google.

1. Details

Property Name	Land at Barlow Moor Road, Manchester, M21		
Location map			
Address	Land at Barlow Moor Road, Manchester, M21	Latitude and Longitude	53.431446, -2.267354
Local Authority	Manchester City Council		

2. Findings

The Helliwell System is one of several methods of placing a monetary value on the visual amenity provided by individual trees and/or woodland.

It has been extensively used in court cases, insurance claims and public inquiries to place visual amenity values on individual trees and to a somewhat lesser extent has been used in court to place visual amenity values on woodland.

The basic approach of the Helliwell system is to allocate point scores under a number of different factors such as tree size, life expectancy, suitability to setting etc. These scores are then combined to give an overall comparative score for a tree or woodland. As a further step, it is then possible to attach a value to this point score by use of a monetary conversion factor.

Inputs included in the Helliwell System are as follows:

- Size of trees
- Expected duration of visual amenity
- Importance in landscape
- Presence of other trees
- Relation to the setting
- Form

The monetary outputs of this report are based on the current Helliwell point values from 1st Jan 2022 for an individual tree at £42.97.

The visibility of the trees from public viewpoints is limited as can be seen from the below pictures:

Picture 1. Visibility of the trees from Barlow Moor Road is limited. Red arrow indicates tree's location. The picture to the left is from before the trees were removed and the picture from the right is from after. The Ash tree highlighted by the blue arrows has been subsequently reduced giving the appearance of more loss than has occurred.



Picture 2. The road adjacent to the trees locations does not have public access due to locked gates preventing entry.



Helliwell Inputs:

1). Size of trees

The trees that have been removed are to be considered as a group and therefore as one tree as the group forms one functional crown as can be seen from a Google maps street view taken inside of the crematorium car park.

Picture 3. Showing trees from crematorium car park before their removal



The trees have been estimated to be 15 metres high and 21 metres wide.

Picture 4. Google maps measure tool showing the trees to have a width of 21.76 metres.



Using the Helliwell guidance notes I have estimated the size of the trees to be 230m² which scores this group at the highest size value of 8.

Size of Trees Score: - 8

2. Expected Duration of Visual Amenity

Although there are many trees within this group, as outlined in the Tree Schedule within the Arboricultural Impact Assessment by Dalcour Maclaren (Project name: Barlowmoor Glen Gas Governor Scheme Number : 22003255, Report : 01 which was prepared by Alex Finn, Principal Arboriculturist, Treetec Consultancy Limited), that have been deemed to have a life expectancy of less than 10 years and these trees may die within that time. The majority of the trees are expected to live longer than this. I would expect the group as whole to have a longevity of 100 years plus.

I have therefore scored this tree the highest score available for this section which is a 4.

Expected Duration of Visual Amenity Score: - 4

3. Importance of Position in Landscape

These trees have limited visibility from public viewpoints and should be considered in the same manner as trees in back gardens are evaluated in this system. I therefore consider these trees to have little importance and have scored these trees a 1 in this section.

Importance of Position in Landscape Score: - 1

4. Presence of Other Trees

The area around these trees is littered with other trees as can be seen in the below Google maps street view picture.

Picture 5. Google street view image showing more than 10 trees in the immediate vicinity of this group.



There are at least 10 other trees within the vicinity of this group and therefore I have considered that there are many other trees and scored this group a 1 in this section.

Presence of Other Trees Score: - 1

5. Relation to Setting

The trees are located at the rear of gardens and are causing some shading to the gardens of 60 & 62 Hough End Ave. The trees do have limited visibility from public viewpoints but their location adjacent to third party gardens will mean that these trees will likely come into conflict with the neighbours as the trees mature.

Picture 6. Trees are causing some shading to adjacent gardens.

It is my opinion that these trees are just suitable for their location, but it could be argued that they are moderately unsuitable or at least have the potential to be moderately unsuitable in the future. I feel at this time that I would be able to defend a just suitable score for this section and have therefore scored these trees as a 1.



Relation to Setting Score: - 1

6. Form

The trees are not of poor form but are not considered to be high quality or have particularly good aesthetic qualities and therefore I have scored these trees as average/indifferent giving a score of 1 for this section.

Picture 7. Trees have a positively average form.



Form Score: - 1

The tally of the above scoring is as follows:

Size of trees Score: - 8

Expected duration of Visual Amenity Score: - 4

Importance of position in landscape Score: - 1

Presence of other trees Score: - 1

Relation to setting Score: - 1

Form Score: - 1

This score is multiplied together and then multiplied by the Helliwell point values which is £42.97.

$8 \times 4 \times 1 \times 1 \times 1 \times 1 \times 42.97 =$

Estimated Visual Amenity Value of Group = **£1375.04**