



Arboricultural Impact Assessment and Method Statement

Francis Road, Withington

Reference: 80-615-R2-7

Date: July 2022



ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Francis Road
Withington

Prepared for:
Southway Housing Trust and Step Places

Report Ref: 80-615-R2-7
Date Issued: 13/07/2022

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EXECUTIVE SUMMARY

Site Address	Francis Road, Withington, Manchester, M20 4XP
Co-ordinates	E 385317, N 392345
Site Area	Approximately 0.31 ha
Results	The site survey identified a total of 28 individual trees and three groups of trees on and adjacent the site. These included nine individual trees graded Category B trees of moderate value, 17 individual trees, and three groups of trees graded Category C of low arboricultural value. Two individual trees have been categorised as unsuitable for retention regardless of the site proposals (i.e. 'U' category). There is no statutory protection for any of the trees within or closely adjacent to the Site.
Recommendations	An appraisal of the documentation provided to date identified that no trees are required removing for the construction of the development as proposed. The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees located both on site and on adjacent land. As such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance. Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site. Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW). Excavation must be undertaken by hand. Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained. All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA. It is likely trees T5 – T17 and G1, G2 will require lateral branches pruning back to allow construction activities. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist. All pruning works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.



Francis Road, Withington

Arboricultural Impact Assessment and Method Statement

July 2022

	This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.
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1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Southway Housing Trust and Step Places to produce an Arboricultural Impact Assessment (AIA) at Land at Francis Road, Withington, Manchester, M20 4XP, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located on Francis Road, Withington within a residential area. The site is bordered to the north-west and south-west by residential properties, Cotton Lane to the north-east and Francis Road along the eastern boundary. The site comprised a single and a two-story commercial building, hard standing car park and an access road. The site has a number of trees of varying quality predominantly around the boundary of the site. Scattered trees were present with a number of mature trees along the frontage of the site. The site is approximately of 0.31 ha of relatively flat land.

Cranfield (2021)² identified the soil type of the site and the surrounding area as unclassified. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

Correspondence with Manchester City Council on the 14th September 2021 confirmed that there are no trees afforded protection by Tree Preservation Orders (TPOs) on the site and confirmed that the site is not within a Conservation Area.

1.3.1. TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune,

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2021). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 13th September 2021]



lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include:

- ✚ Where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary.
- ✚ In the interests of the safe operation of the undertaking.
- ✚ In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.
- ✚ To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.
- ✚ Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.3.2. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.3.3. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow. Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.



1.3.4. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2021) ³ seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat. Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.3.5. NATIONAL PLANNING POLICY FRAMEWORK 2021

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

³ National Planning Policy Framework 2021. England. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework-2> [Accessed December 2021].



- ✦ “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.” (Paragraph 180, c)”
- ✦ Where the LPA does not have a development plan or the development plan is out of date, the LPA should grant planning consent insofar as the development proposals do not breach the NPPF.
- ✦ It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 13th September 2021. All trees on-site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

TABLE 2.1 BS 5837 CASCADE CHART (ADAPTED FROM BRITISH STANDARDS, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Topographical base mapping was provided; however, a number of trees were not recorded by the topographical survey, therefore these trees were manually plotted using GPS.

Some sections of the study area were covered with dense undergrowth or located within adjacent land, preventing a full assessment and an accurate measurement of some trees. Where tree survey data has been estimated (based on assessments from the nearest safe vantage points). These trees are denoted by a # in the associated schedules.



Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 28 individual trees and three groups of trees on and adjacent the site. These included nine individual tree graded Category B trees of moderate value, 17 individual trees, and three groups of trees graded Category C of low arboricultural value. Two individual trees have been categorised as unsuitable for retention regardless of the site proposals (i.e. 'U' category).

✳ Twenty trees and two groups located off-Site (T1, T2, T3, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T24, T25, T26, T27, T28, G1, G2); and

✳ Seven trees and one group located on-site (T17, T18, T19, T20, T21, T22, T23, G3).

TABLE 3.1 TREE CATEGORIES RECORDED

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	0	0	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	9	0	0	0
CATEGORY C (TREES OF LOW QUALITY)	17	3	0	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	2	0	0	0
TOTALS	28	3	0	0

3.2. TREE SPECIES DIVERSITY

Several tree species were recorded as individual or as a hedge during the survey and are represented throughout the study area. Species of trees recorded includes Ash (*Fraxinus excelsior*), Beech (*Fagus sylvatica*), Cherry sp. (*Prunus* sp.), Common lime (*Tilia × europaea*), Elderberry (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*), Laburnum (*Laburnum anagyroides*), Swedish whitebeam (*Sorbus intermedia*) and Sycamore (*Acer pseudoplatanus*).

Tree data can be viewed in **Appendix I: Tree Survey Schedule**. Photographs of trees can be viewed in **Appendix II: Photographs**. Tree locations can be viewed in **Appendix III: Tree Constraints Plan**.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

From the information provided to date it is projected that no trees will require removal to facilitate the proposals.

4.2. WORKS WITHIN RPAS

The appraisal identified that the following development works are close to and within retained trees' RPAs and canopies:

- ✿ Various proposed hard surfaced areas for driveway and car parking encroach within various trees' RPAs;
- ✿ Proposed new building and their associated hard-surfaces and presumed drainage provision are close to or encroach within various trees' RPAs and canopies.

TABLE 4.1 ROOT PROTECTION AREA INCURSIONS

ELEMENT OF PROPOSAL WITH POTENTIAL TO IMPACT UPON RETAINED TREES	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVANT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED AND RELEVANT SPECIALIST
Removal of exiting areas of hard surfacing and foundations associated with demolished building and concrete slab	T3	▪ Machinery to be positioned onto existing hard surfaces at all times within and adjacent to RPAs. ▪ Hand working methods to be used, in accordance with relevant sections of BS5837:2012, to remove hard surfacing within tree RPAs. ▪ Remaining soft surfaces of tree RPA to be afforded adequate protection using temporary ground plates. ▪ All site operations involving plant with booms, jibs and counterweights to be planned in advance to prevent contact with retained trees, and works adjacent to trees conducted under the supervision of a banksman, under arboricultural direction, to ensure that adequate clearances from retained trees is maintained.	7.2, 7.3	Ground works contractor to provide detailed schedule of works and method statement



ELEMENT OF PROPOSAL WITH POTENTIAL TO IMPACT UPON RETAINED TREES	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVANT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED AND RELEVANT SPECIALIST
Re-surfacing of existing hard surfacing to form new driveway and parking area	T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T15, T16, T17, G1, G2	- Resurfacing of existing hard standing to form new driveway and parking areas should be limited to the depth of existing sub-base levels within RPAs. - Removal of hard surfaces, to be carried out in strict accordance with s7.2 and s7.3 of BS5837: 2012. - No vehicular or plant access within retained trees' RPAs under soft surfaces	7.2, 7.3	Ground works contractor to provide detailed schedule of works and method statement
Construction of new proposed building within trees RPA	T3	Protect RPA adjacent to proposed building using temporary ground protection measures alongside fencing and scaffolding.	7.3 & 7.5	Ground works contractor to provide detailed schedule of works and method statement
Possible installation of drainage to extents of proposed buildings within tree RPAs	All retained trees	- Routes which pass the minimum distance through RPAs to be agreed between project arboriculturist and relevant consultant. - Specialist excavation methods, under arboricultural supervision, to be used where utilities are projected to pass through RPAs. - Inspection chambers for services to be positioned outside RPAs.	7.7	Detailed services plan to be supplied by relevant consultant. Detailed methods and schedule of works to be supplied by groundworks contractor.

Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW).

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

4.3. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.



Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using hand held tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

4.4. FACILITATION PRUNING

Based on the information currently available, it is not possible to predict the requirement for access facilitation pruning. However, it is likely trees T5 – T17 and G1, G2, will require lateral branches pruning back to allow construction activities. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

4.5. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.



5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 28 individual trees and three groups of trees on and adjacent the site. These included nine individual trees graded Category B trees of moderate value, 17 individual trees, and three groups of trees graded Category C of low arboricultural value. Two individual trees have been categorised as unsuitable for retention regardless of the site proposals (i.e. 'U' category).

There is no statutory protection for any of the trees within or closely adjacent to the Site.

An appraisal of the documentation provided to date identified that no trees are required removing for the construction of the development as proposed.

The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees located both on site and on adjacent land. As such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance.

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW). Excavation must be undertaken by hand.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

It is likely trees T5 – T17 and G1, G2 will require lateral branches pruning back to allow construction activities. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

All pruning works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 6.1.

TABLE 6.1 TIMING OF WORKS

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

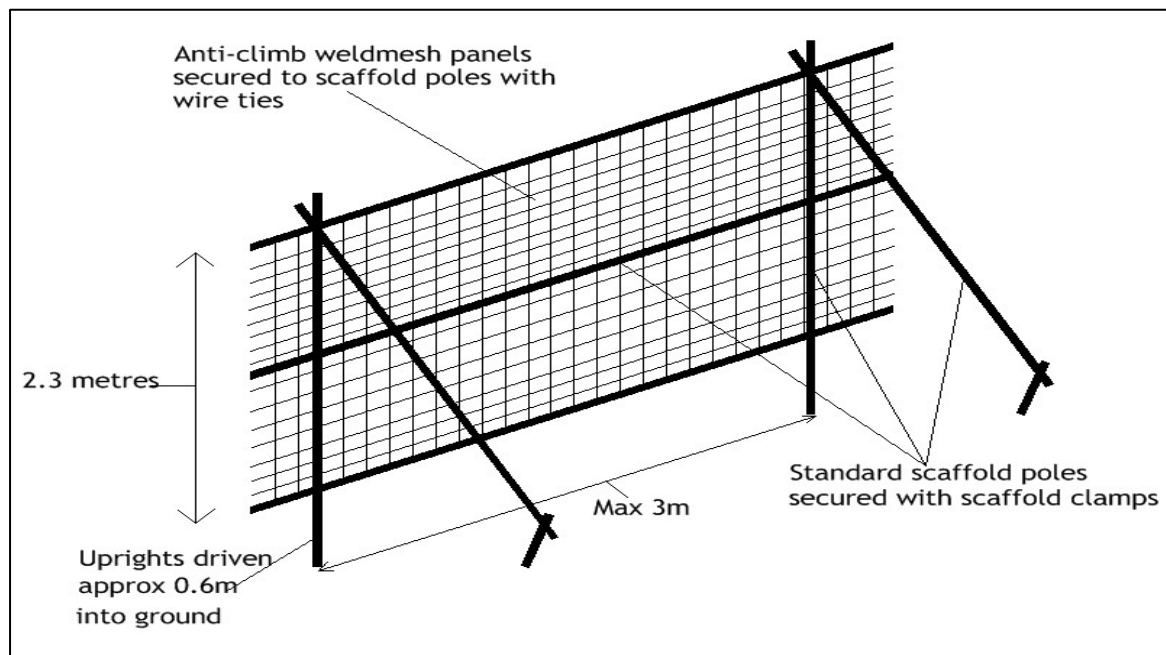
Tree protection fencing will consist of a vertical scaffold framework, well braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 6.1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



FIGURE 6.1 TREE PROTECTION FENCING SPECIFICATION



6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.

6.5. CELLULAR CONFINEMENT SYSTEM

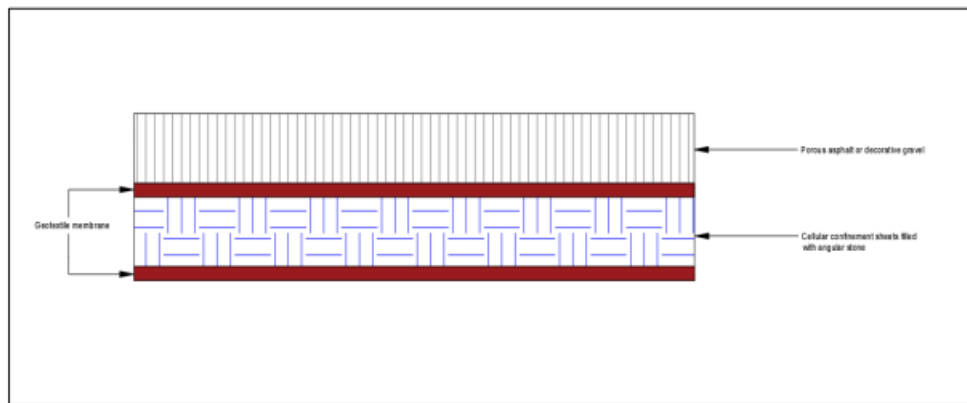
Where hardstanding is required within the RPAs of trees, this will need to be constructed of a cellular confinement system to minimise compaction and to enable uptake of air, water and nutrients by tree roots. The cellular confinement should be installed in the following stages:



- ✚ Level ground with hand tools only.
- ✚ No pruning of roots should be undertaken without notifying a consultant arboriculturist.
- ✚ Cover surface with a non-woven, geotextile separation filtration layer.
- ✚ Install cellular confinement sheets.
- ✚ Place 40/20 mm clean angular stone into open cells.
- ✚ Cover with second non-woven geotextile separation filtration layer.
- ✚ Install 75 mm porous asphalt, or 60 mm decorative gravel.

As the majority of tree roots are typically found within 1 m of ground level, particular attention should be paid to existing levels, and any unavoidable excavations into the soil should be carried out by use of hand operated tools only. Figure 6.2 shows the layers of the cellular confinement system.

FIGURE 6.2 CELLULAR CONFINEMENT SPECIFICATION



7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

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Taylor Road
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Urmston
Manchester
M41 7JQ

trees@e3p.co.uk

Office: 01617079612

END OF REPORT



APPENDIX I TREE SURVEY SCHEDULE

A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

TABLE A.1 KEY FOR TREE TABLES

KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1.1)
#	Estimated value



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TABLE A.2 TREE DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T1	Swedish whitebeam (<i>Sorbus intermedia</i>)	6	#320	4	3	4	4	2	EM	Located in private garden, unable to fully inspect.	20+	B1	46	3.84
T2	Common lime (<i>Tilia x europaea</i>)	13	590	5	5	5	5	2	EM	Roots lifting tarmac on footpath. BT cables under north side of canopy.	20+	B1	157	7.08
T3	Common lime (<i>Tilia x europaea</i>)	13	600	5	5	5	5	2	EM	Roots lifting tarmac on footpath. BT cables under canopy on north side.	20+	B1	163	7.2
T4	Elderberry (<i>Sambucus nigra</i>)	4	100 90	3	2	3	3	0	EM	Self seeded abutting boundary fence. Multiple stems at ground level. Ash sapling directly to the south.	<10	U	8	1.62



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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T5	Beech (<i>Fagus sylvatica</i>)	11	#380	6	5	5	4	2	EM	Located in private garden, unable to fully inspect.	20+	B1	65	4.56
T6	Hawthorn (<i>Crataegus monogyna</i>)	6	#200	2	2	1	1	2	EM	Located behind brick wall, unable to fully inspect. Dense ivy on stem.	10+	C1	18	2.4
T7	Sycamore (<i>Acer pseudoplatanus</i>)	12	#290	3	2	5	4	2	EM	Located behind brick wall, unable to fully inspect. Mutual suppression of canopy by adjacent trees.	20+	B1	38	3.48



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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T8	Sycamore (<i>Acer pseudoplatanus</i>)	12	#350	4	3	5	3	2	EM	Located behind fence, unable to fully inspect. Mutual suppression of canopy by adjacent trees.	20+	B1	55	4.2
T9	Hawthorn (<i>Crataegus monogyna</i>)	5	#100 80	1	2	2	2	2	EM	Located behind fence, unable to fully inspect. Suppressed by adjacent trees. Ivy on stems.	10+	C1	7	1.54
T10	Sycamore (<i>Acer pseudoplatanus</i>)	12	#320	5	3	3	3	2	EM	Located behind fence, unable to fully inspect. Suppressed by adjacent trees.	10+	C1	46	3.84



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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T11	Hawthorn (<i>Crataegus monogyna</i>)	4	#150	2	2	1	1	1	EM	Located behind fence, unable to fully inspect. Suppressed by adjacent trees.	10+	C1	10	1.8
T12	Ash (<i>Fraxinus excelsior</i>).	9	#260	3	3	4	2	2	SM	Located behind fence, unable to fully inspect,	10+	C1	31	3.12
T13	Ash (<i>Fraxinus excelsior</i>).	5	#90	2	2	1	1	2	Y	Located behind fence, unable to fully inspect.	10+	C1	4	1.08
T14	Elderberry (<i>Sambucus nigra</i>)	5	#200 180	3	4	0.5	4	1	M	Located behind fence, unable to fully inspect. Twin stemmed at ground level. Ivy on stems.	10+	C1	33	3.23
T15	Sycamore (<i>Acer pseudoplatanus</i>)	6	#130	3	2	2	2	2	Y	Located behind fence, unable to fully inspect.	10+	C1	8	1.56



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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T16	Hawthorn (<i>Crataegus monogyna</i>)	5	#120 120	2	2	1	2	0	EM	Located behind fence, unable to fully inspect. Dense ivy on stems and branches.	10+	C1	13	2.04
T17	Hawthorn (<i>Crataegus monogyna</i>)	6	130 90 90	2	2	1	2	2	EM	Multiple stems at ground level. Dense ivy on stems preventing full visual inspection.	10+	C1	15	2.19
T18	Hawthorn (<i>Crataegus monogyna</i>)	6	180 120 100	2	2	1	1	2	M	Dense ivy preventing full visual inspection.	10+	C1	26	2.86
T19	Sycamore (<i>Acer pseudoplatanus</i>)	12	260 240	5	3	2	4	3	SM	Twin stemmed at ground level. Crown bias towards north.	10+	C1	57	4.25



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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T20	Sycamore (<i>Acer pseudoplatanus</i>)	11	250 200	4	4	4	3	3	EM	Twin stemmed at ground level. Dense ivy on stems preventing full visual inspection.	10+	C1	47	3.85
T21	Hawthorn (<i>Crataegus monogyna</i>)	5	250 250	4	3	1	2	2	M	Twin stemmed at ground level. Approximately 60% crown dieback. Dense ivy on stems.	<10	U	57	4.25
T22	Hawthorn (<i>Crataegus monogyna</i>)	3	260	3	3	1	0	2	M	Previously crown reduced.	10+	C1	31	3.12
T23	Ash (<i>Fraxinus excelsior</i>).	6	130	2	2	2	2	3	Y	Tall drawn up form.	10+	C1	8	1.56
T24	Ash (<i>Fraxinus excelsior</i>).	10	270	3	5	6	4	2	SM	Ivy on stem.	20+	B1	33	3.24
T25	Ash (<i>Fraxinus excelsior</i>).	8	250	4	3	2	4	0	SM	Ivy on stem.	20+	B1	28	3



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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T26	Laburnum (<i>Laburnum anagyroides</i>)	5	#300	3	3	3	3	0	M	Located in private garden, unable to fully inspect.	20+	B1	41	3.6
T27	Cherry sp. (<i>Prunus</i> sp.)	5	#120	1	1	1	1	0	Y	Located in private garden, unable to fully inspect.	10+	C1	7	1.44
T28	Laburnum (<i>Laburnum anagyroides</i>)	4	#260	2	3	1	1	0	EM	Located in private garden, unable to fully inspect. Stem leaning towards east.	10+	C1	31	3.12
G1	Hawthorn (<i>Crataegus monogyna</i>) x1, Sycamore (<i>Acer pseudoplatanus</i>) x 1, Ash (<i>Fraxinus excelsior</i>). x 1	6	#250	3	3	2	2	1	EM	Mature hawthorn with sycamore and ash saplings. Located behind fence, unable to fully inspect.	10+	C2	28	3



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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
G2	Hawthorn (<i>Crataegus monogyna</i>) x 1, Sycamore (<i>Acer pseudoplatanus</i>) x 1, elderberry x 1	3	#250	4	4	1	3	1	M	Located behind fence, unable to fully inspect. Mature hawthorn previously crown reduced.	10+	C2	28	3
G3	Sycamore (<i>Acer pseudoplatanus</i>) x 3	10	300	3	3	3	3	0	EM	Dense undergrowth preventing full visual inspection.	10+	C2	41	3.6



APPENDIX II

PHOTOGRAPHS

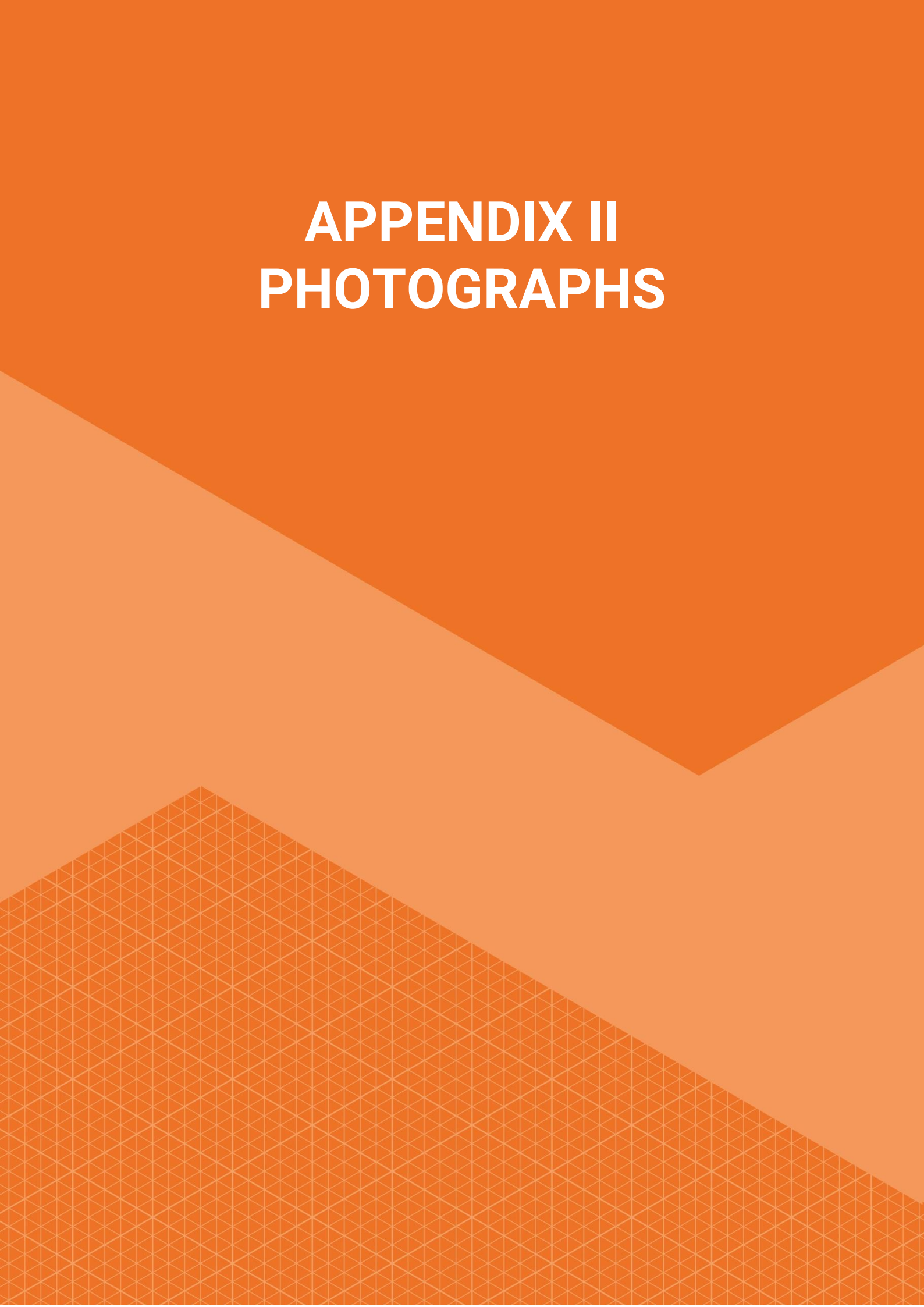
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PLATE 1 TREE T1



PLATE 2 TREES T2



PLATE 3 TREE T3



PLATE 4 TREE T4



PLATE 5 TREE T5



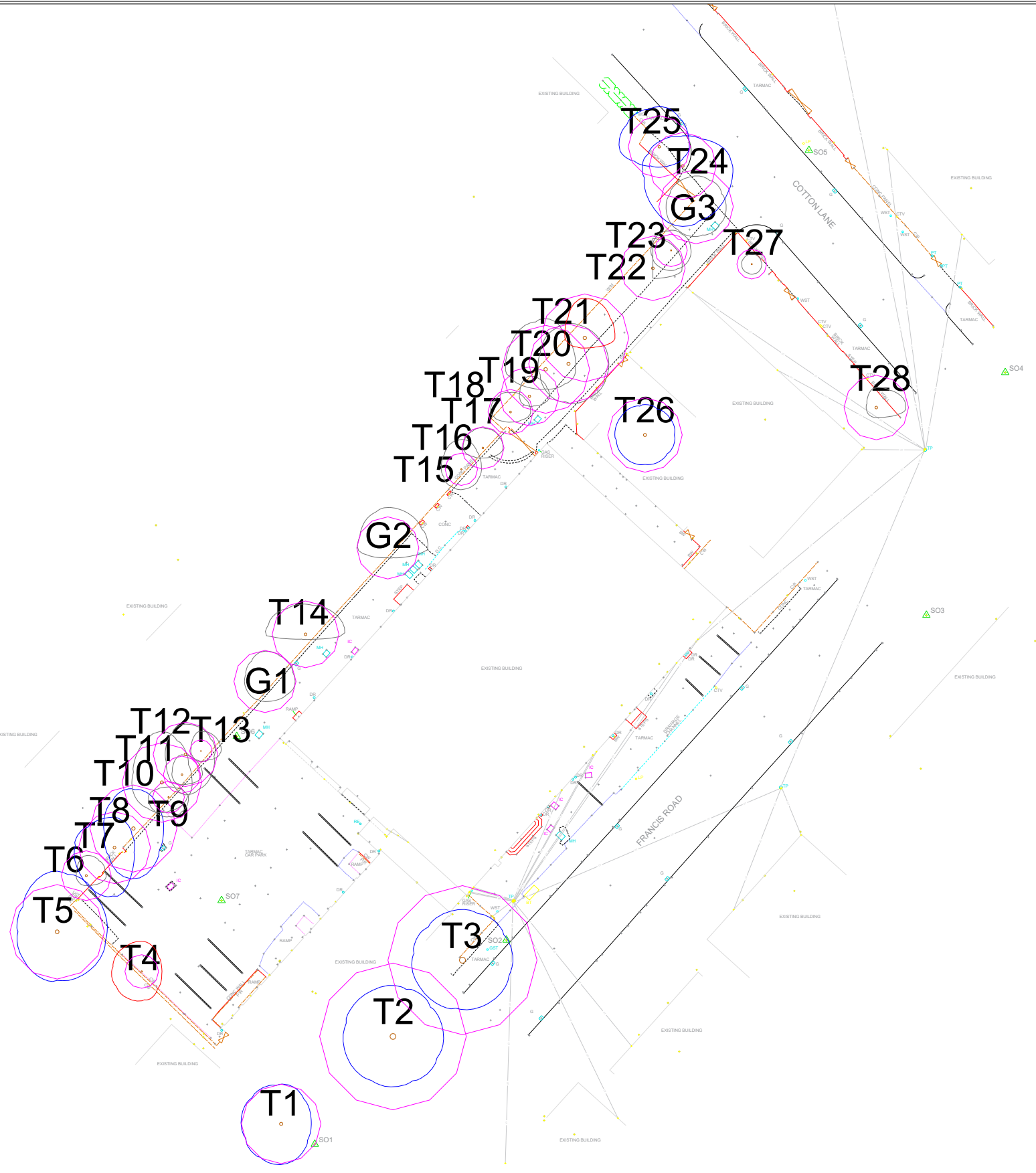
PLATE 6 TREES T6 – T13



PLATE 7 TREE T26

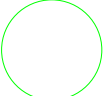
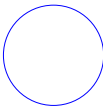


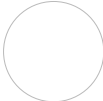
APPENDIX III TREE CONSTRAINTS PLAN



Tree Categorisations:

Those to be Considered for Retention:

-  **Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  **Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

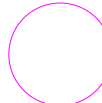


Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees



Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):



RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:				
P1	REVA	13.09.2021	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:	Step Places
Job Title:	Francis Road Withington

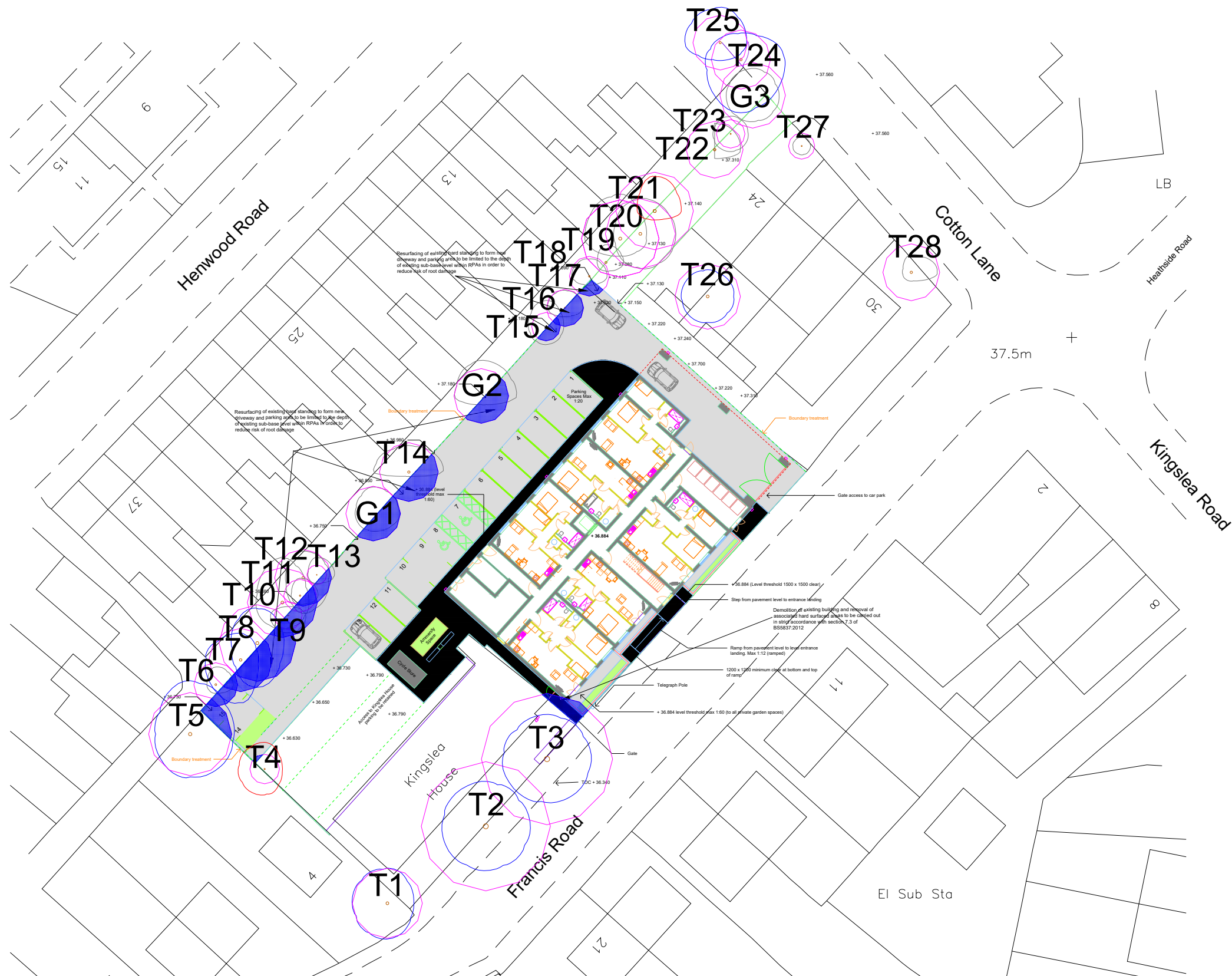
Job No:	80-615	Date:	13.09.2021
Drawing No:	001	Scale:	1:500 @ A3
Drawing Title:			
Tree Constraints Plan			



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APPENDIX IV TREE IMPACTS PLAN



Tree Categorisations:

Those to be Considered for Retention:

- Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

- Category 'C' Tree/Group/Hedge**
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- Category 'U' Tree/Group/Hedge**
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:



Tree Protective Fencing:



Notes:

P1	REVA	19.11.2022	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Step Places

Job Title:

Francis Road
Withington

Job No:

80-615

Drawing No:

001

Date:

19.11.2022

Scale:

1:500 @ A3



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Tree Impacts & Protection Plan

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