

Site Tree Report and Appraisal

Vasa Club 283 White Moss Road, Manchester, M9 6NZ

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



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Vasa Club 283 White Moss Road, Manchester, M9 6NZ:

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 Mr Irfan Dema.

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 Dema to inspect the significant trees on and adjacent to the former Vasa Club 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:** Mr Dema provide me with the following documents:

- *White Moss Road Blackley existing dwg Topographical Site Plan*
- *Northerledge Architecture; proposed ground floor plan 20-30-20-002*
- *HM Land Registry official copy title plan MAN287024*

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 13th October 2020. 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 drizzly and overcast with average visibility, was acceptable to proceed with the tree survey.

2.2 Brief site description: The Vasa Club (built circa 1960s) is a former night club and function hall, now derelict and unmaintained. It is located at the junction of White Moss Road and Rochdale Road, vehicle access to the property being via White Moss Road onto a large tarmacked parking area to the west side of the building. There is a small grassed area to the east side of the building and a small housing complex and fire station to the north side of the site.

2.2.1 Site Aspect and Topography:

- The main car park entrance to the site is south facing.
- The site is broadly level with no significantly raised features. There is an extensive hard standing car park area to the west side of the main building.

2.2.2 Preliminary Geological Information:

Soil Texture:	Loamy Clayey
Soil pH:	Acid
Drainage:	Impeded
Fertility:	Low
Carbon:	Medium
Drains to:	Stream Network

(Land Information Systems, 2020)

2.2.3: Tree Protection Status: I have been informed by Manchester LPA that the trees within the curtilage of the site are not subject to TPO legislation and the property is not within a Conservation Area.

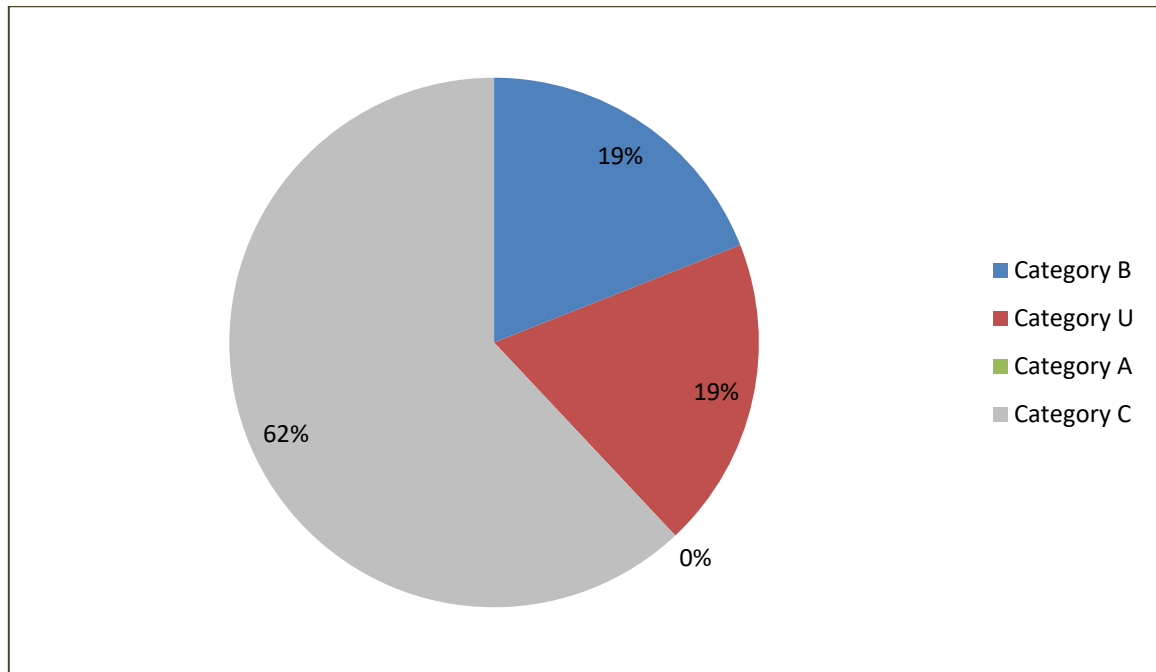
2.3 Identification and location of the trees: The locations of the significant trees are illustrated on the *RTS/13102020/Tree Protection Plan 001* included with this report. All the relevant information on the trees is contained within this report and the provided documents listed in 1.4 above.

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:

All the trees on the site are located along the north boundary, some with significant branch overhang of the existing building. Trees to the south side of the north boundary fencing and those located within the *Legals Hatched Area* (Dwg No 20-30-20-2002 Northernedge Architecture) are under ownership of the Vasa Club land owners. The remaining trees therefore, will be under the ownership of the adjacent land owners to the north.

Over view of existing significant trees on and adjacent to the site, 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 demolish the existing Vasa Club building and construct residential dwellings on the site with appropriate car parking spaces. The residential dwellings are to be a mixture of one, two and three storey apartment blocks and houses up to a maximum height (block 1) of 12 metres. At this stage I have not been made aware of proposed new underground service routes.
- 3.3** To allow room for the demolition process of the existing building and space for the new development it will be necessary to remove a number of trees along the north boundary of the site. Of these proposed tree removals T2 and T3 are against the fence line on the neighbour’s side and would therefore appear to belong to the neighbouring fire station. Discussion with the tree owner is advised prior to removal of T2 and T3. Tree T11 is on the boundary line within the small copse and is possibly under joint ownership with the neighbouring land owner. The goat willow (T11), however, is of poor structural form with included bark unions at the multi-scaffold branch joints (photo 001). Due to possible failure of T11, its removal is recommended irrespective of the development proposal.
- 3.4** Removal of the copse edge trees (T5 to G12) would also be recommended irrespective of the development proposal due to their practical nuisance to the existing building (photo 002). Removal of these edge trees would also encourage better structural form of the remaining copse trees, thus improving the visual amenity of the area.

Proposed Tree Removal

Category	Total	Tree Tag / Number
Cat A		
Cat B		
Cat C	9	G1, T2, T3, T4, T6, T7, G8, T9 & T10
Cat U	3	T5, T11 & south section of G12

4 CONCLUSIONS:

- 4.1** The tree removals that are required to facilitate the proposed development on this site will have little impact on the visual amenity of the area. G1 does provide some visual amenity; however, it is a mixed species tree group of low quality and is of some nuisance to the adjacent fire station due to branch contact with the building fabric (photo 003). Removal of G1 would also allow better scope for post development landscape tree planting along the west boundary of the site adjacent to Rochdale Road.
- 4.2** The better quality trees (T13, T14, T15 and T16) to the north east corner of the site are located within the neighbouring land, beyond the development boundary. There is sufficient space here to afford protection of these trees during the development process and avoid build activity overlap of their calculated root protection area (RPA). The tree protection requirements are listed in the recommendations at section 5 of the report.
- 4.3** Proposed removal of the copse edge trees (T2 to G12) may expose some of the taller inner woodland trees to increased wind forces, predisposing them to possible wind throw. Rather than try to anticipate which trees will be more exposed, advice would be to discuss with the neighbouring tree owners a tree management plan post removal of the woodland edge trees. Then undertake appropriate tree pruning to allow the taller retained trees to adjust to the altered wind exposure.
- 4.4 Other Considerations:** Trees by their very nature have structures that allow bats to shelter or roost in them, more so with moribund and decayed trees. All species of bats are protected by the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats) regulations 1994 and the Countryside Act and Rights of Way Act 2000. Also it is an offence to disturb or destroy nesting birds. Appropriate ecological assessments should be undertaken to avoid contravention of the above.

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
G1	Fell to ground level and dig out the remaining stumps	Prior to any other site works
T2, T3, T4, T5, T6 and T7	Fell to ground level and grind out the remaining stumps.	Prior to any other site works
G8	Fell to ground level and grind out the remaining stumps.	Prior to any other site works
T9, T10 and T11	Fell to ground level and grind out the remaining stumps.	Prior to any other site works
G12	Fell to ground level trees in the group that are within the development land boundary and grind 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 RTS/13102020/TPP 002; the protective fencing should be constructed similar to the specifications at appendix 4. Or in this case the protective fencing could be of 2.0 metre tall herras fencing on rubber feet. The fence panels should be joined together using a minimum of two anti-tamper couplers, the vertical distance between the couplers should be at least 1 metre and uniform throughout the fencing. 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, building demolition and development 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 due to careless use of machinery.
- 5.7** Siting of cabins and storage of building materials should be outside of the CEZ. Any proposal to install cabins or store materials within a CEZ should be agreed with the appointed arboriculturist and the Local Planning Authority prior to such installation.
- 5.8** A project arboriculturist should be appointed to ensure that compliance with tree protection requirements are upheld. The appointed arboriculturist should be an individual acceptable to the local authority. They must have a good understanding of the project requirements and be suitably qualified to understand the hazards associated with development near trees. They should work closely with the site manager, and have the authority to stop works until any major issues which could affect the retained trees have been resolved. They should keep the local authority updated at each stage of the project, including reporting of any unexpected issues which could affect the trees that are being retained. I can offer this service, or advice on the selection of a suitably qualified and experience individual.

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.

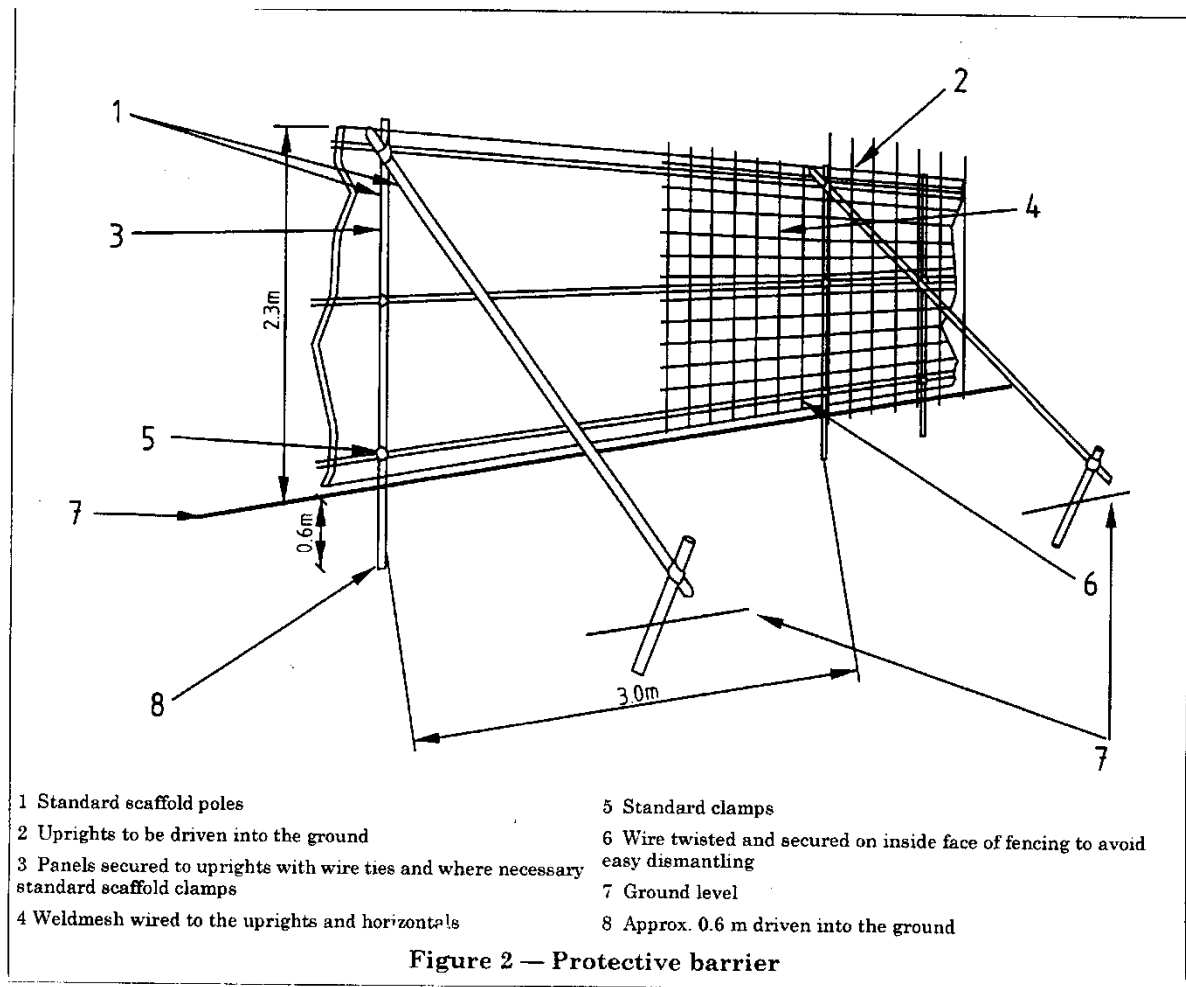
Appendix 3

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.
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
G1	Cherry, Silver Birch, Oak & Willow	<u>14.0</u> 0.5	390 aver	N – 7.5 S – 6.0 E – 12.0 W – 9.0	1.0	Early mature	Fair	4.8 Per tree	72 Per tree	C2	A mixed species group of trees, many possibly self-seeded; ivy and ground scrub growth around the tree bases; tree crown contact with the adjacent neighbouring fire station building
T2	Whitebeam <i>Sorbus aria</i>	<u>10.0</u> 2.5	450	N – 3.0 S – 7.0 E – 3.0 W – 6.0	2.0	Mature	Fair	5.4	91	C1	Neighbour's tree; asymmetry; close to chain-link fence
T3	Whitebeam <i>Sorbus aria</i>	<u>10.0</u> 2.5	350	N – 1.0 S – 6.0 E – 4.0 W – 2.0	2.0	Mature	Fair	4.2	55	C1	Neighbour's tree; asymmetry; close to chain-link fence; previous branch failure at scaffold branch included bark union
T4	Sycamore <i>Acer pseudoplatanus</i>	<u>10.0</u> 3.0	350	N – 1.0 S – 7.0 E – 4.0 W – 2.0	3.0	Early Mature	Fair	4.2	55	C1	Suppressed asymmetry
T5	White poplar <i>Populus alba</i>	<u>11.0</u> 4.0	200	N – 0.0 S – 8.0 E – 3.0 W – 3.0	5.0	Early Mature	Poor	2.4	18	U	Neighbour's tree; asymmetric lean over the existing building
T6	Silver Birch <i>Betula pendula</i>	<u>12.0</u> 4.0	350	N – 1.0 S – 4.0 E – 3.0 W – 3.0	4.0	Mature	Good	4.2	55	C1	Neighbour' tree; slight asymmetry

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	White poplar <i>Populus alba</i>	<u>17.0</u> 6.0	410	N – 1.0 S – 8.0 E – 1.0 W – 2.0	4.0	Mature	Fair	4.9	75	C1	Neighbour' tree; slight asymmetry; woodland edge tree; overhang of existing building
G8	Ash <i>Fraxinus excelsior</i>	<u>9.0</u> 4.0	100	N – 3.0 S – 2.5 E – 3.0 W – 2.0	4.0	Young	Good	1.2	4	C2	Small group of self-seeded ash saplings
T9	Silver Birch <i>Betula pendula</i>	<u>6.0</u> 3.0	180	N – 0.5 S – 2.0 E – 1.0 W – 1.0	2.0	Young	Fair	2.1	13	C1	Slight asymmetry
T10	White poplar <i>Populus alba</i>	<u>17.0</u> 5.0	420	N – 1.0 S – 4.0 E – 3.0 W – 2.0	4.0	Mature	Fair	5.0	78	C1	Slight asymmetry
T11	Goat Willow <i>Salix caprea</i>	<u>13.0</u> 2.0	822 comb	N – 5.0 S – 5.0 E – 6.0 W – 4.0	2.0	Mature	Poor	9.8	301	U	Neighbour's tree; Multi-stemmed coppice growth; weak included bark unions at scaffold coppice unions.
G12	Ash & Cherry	<u>7.0</u> 4.0	180 aver	N – 3.0 S – 3.0 E – 6.0 W – 8.0	4.0	Young	Good	2.1	13	U	Self-seeded saplings close to the existing building

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	Ash <i>Fraxinus excelsior</i>	<u>15.0</u> 2.0	510	N – 5.0 S – 7.0 E – 5.0 W – 6.5	2.5	Mature	Good	6.1	116	B1	Tree on neighbouring land; slight asymmetry; minor dead branches in the crown
T14	Cherry <i>Prunus avium</i>	<u>15.0</u> 2.5	345	N – 6.0 S – 4.5 E – 4.0 W – 4.0	2.5	Mature	Fair	4.1	52	C1	Tree on neighbouring land; gummosis exudation from trunk wound, west side 2 metres above ground level.
T15	Scarlet Oak <i>Quercus coccinea</i>	<u>15.0</u> 5.0	300	N – 3.0 S – 6.0 E – 4.0 W – 4.0	3.0	Early Mature	Good	3.6	40	B1	Tree on neighbouring land; asymmetry; minor dead branches in the crown
T16	Swedish Whitebeam <i>Sorbus intermedia</i>	<u>11.0</u> 1.8	340	N – 3.0 S – 5.0 E – 4.0 W – 5.0	2.0	Mature	Good	4.0	50	B1	Tree on neighbouring land; suppressed asymmetry

Appendix 6

Tree Quality Assessment and Categorization Criterion

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.

Trees to be considered for retention;

Category A: trees of high quality

Have an estimated remaining life expectancy of at least 40 years.

Category B: Trees of moderate quality

Have an estimated remaining life expectancy of at least 20 years.

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.

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:

Identification on the plan

Dark Red

Light Green

Mid Blue

Grey

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 001:



Photo 002:



Photo 003:

