



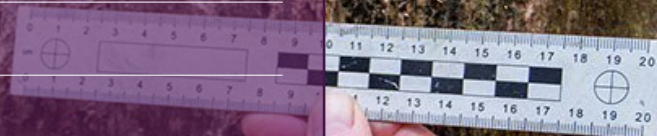
Yew Tree Manor, Northern Moor, Manchester M23 0EA.

Arboricultural Report

June 2022

Contents

Section	Description
Chapter 1	Introduction
Chapter 2	Background
Chapter 3	Tree Survey
Chapter 4	Development implications
Chapter 5	Conclusions
Drawing(s)	
TCP/4619/Y/100	Arboricultural Plan
ARB/4619/Y/200	Arboricultural Layout
ARB/4619/Y/300	Tree Protection Plan
Appendices	
1	Tree Tables
2	Heads of Terms Method Statement



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Chapter 1 Introduction

1.01

ACS Consulting is instructed by Liberty Care Developments Ltd to report on trees and the implications for the proposed development at Yew Tree Manor, Northern Moor, Manchester M23 0EA. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02

In accordance with guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.
- A plan showing tree survey information, retention categorisation and root protection areas,
- An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,
- A Heads of Terms Arboricultural Method Statement detailing a set of agreed principles for tree protection, implementation and phasing of works.

1.03

The site was visited during May 2022. A survey of the trees was completed recording; species type, age, height, crown spread, diameter-at-breast-height and, condition.

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Chapter 2 Background

2.01 The Site

The site is located in the Northern Moor District of South Manchester amongst residential property built to a medium density. The property pre-dates much of the surrounding property.(Figure 1).

2.02 Statutory Protection/Planning Policies

The application is subject to Manchester City Council's Core Strategy Document (2102) and saved Unitary Development Plan Policies (1998). The site is not located in a Conservation Area. The presence of Tree Preservation Orders has not been established.

2.03 Soils

BS 5837 – 2012 requires a basic assessment of the soils on site. An examination of the British Geological Survey site records the superficial deposits as: Glaciofluvial Sheet Deposits, Devensian - Sand and Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (UGF).

The Cranfield Soil and Agrifood Institute Soilscales viewer shows soils at the site to be Naturally wet very acid sandy and loamy soils.

2.04 Topographical Survey

The arboricultural survey is based on the supplied topographical survey. Where trees have been missed, they have been added with a reasonable degree of accuracy.



Figure 1

Chapter 3 Tree Survey

3.01

I have identified trees as individuals or in groups. The group/copse classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally. Off-site trees and groups that could influence the development potential of the site, have been noted. Their attributes have been approximated.

3.02

The tree data can be found at Appendix A. There is no requirement in BS 5837 to repeat the details of the constraints information save for confirming that the trees were surveyed for species type, age, height, crown spread, diameter-at-breast-height, condition, and their suitability for retention from ground level.

The heights were measured with a digital Hypsometer and the diameters were taken with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Chapter 4 Development Implications

4.01

The application is described in detail in the Design and Access Statement. In simple terms: *"Full planning application for the demolition of existing buildings and structures and the construction of a new care home facility including access, landscaping and associated infrastructure."*[sic]]

4.02 Loss for Development

The development will result in the removal of a number of trees from within the site.

The configuration of the site and the requirement to accommodate all partners to the success of the development has resulted in the current layout.

The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed layout. The development will result in the loss of C category trees. Overall, the removal of these trees has no implications for the tree cover at the site. In line with the advice set out in BS 5837, the trees are not of such importance and sensitivity as to be a major constraint on development or, justify substantial modification of the proposals.

The Category C trees are unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. They offer low or only temporary/transient landscape benefits.

Category B trees are also to be removed as noted on the plans. The development is supported by a comprehensive landscape scheme which aims to blend and mature as the development integrates into the surroundings.

Retained trees that may be affected by disturbance

The principal trees impacted by the proposed development are the two street trees (T25 and T26).

In accordance with BS 5837 – 2012, the RPAs for the street trees have been adjusted to reflect the pre-existing site conditions indicating that rooting has occurred asymmetrically. A polygon of equivalent area has been produced. The modifications to the shape of the RPA reflect a soundly based arboricultural assessment of likely root distribution. Some of the RPA is likely to be within the application site.

It is reasonable to assume, as the edge of the RPA is likely to contain fine fibrous roots that are infinitely variable in their distribution, the existing building and hard surfaces will be a bar to root development.

Chapter 4 Development Implications

Retained trees that may be affected by disturbance Cont...

The proposal will account for around 25% of the trees' RPA.

There are a number of studies on the impact of the root severance. Studies have shown the RPA calculated by the simplistic mathematical formula does not correspond to the wider root system, correlations can be drawn with the work by Thomas¹. At the current site, the impacts would be less than the parameters cited by Thomas. There is little correlation between the percentage RPA and root impairment or loss. Most RPA areas tend to exceed canopy spread suggesting that RPA encroachment understate root loss. The informal reduction noted in BS5837 – 2012 of 20% may actually equate to a higher percentage loss. Studies suggest that between 30% and 50% root loss can be tolerated by healthy trees though there may be some slight corresponding die back. The tree genre involved is tolerant of development impacts.

It is not possible to redesign the scheme and relocate the building elsewhere. As noted above, the development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed layout. The demolition of the building will be undertaken inwards within the footprint.

Pruning

The canopies of the trees that overhang the site to the north and the two street trees will require pruning. Pruning will be strictly controlled under an arboricultural watching brief.

Secondary Development Pressures

The proposal has been assessed against typical secondary development pressures associated with the retained genus at the site. The issues are centred around shade and dominance, leaf litter, sap and falling debris. It is often claimed, anecdotally, that trees retained close to buildings or in areas of amenity space cause excessive shading/dominance preventing the reasonable use of the site leading to their premature felling or harsh pruning.

It is my experience, these problems are not as frequent as they are thought to be and there is very little evidence that such pressures ever result in any significant diminution of the treescape. There is no published data to support the contention that trees are being excessively pruned or felled for these reasons.

Shade cast across developments, either by existing or proposed vegetation, is often desirable. Tree shade may be important in reducing daytime temperatures and moderating excessive solar gain. Shade and dominance is not considered to be excessive to the extent that the trees will be placed under pressure to be removed or harshly pruned.

1. Thomas, P., (2014). Trees Their Natural History.

Chapter 4 Development Implications

Secondary Development Pressures Cont...

Leaf litter occurs for only short periods of time and easily addressed through proper grounds maintenance and does not justify the loss of trees.

Certain deposits can be due to a substance called "honeydew", which causes a sticky deposit it usually peaks in late spring and early summer. The substance that drips from the leaves can be an inconvenience, but is essentially just sugar-water, and although unpleasant is harmless and can be washed off most surfaces with warm soapy water.

The incidence of "honeydew" is not considered to be such an inconvenience that the retention of trees is threatened. Other issues such as dead wood can be dealt with through normal tree maintenance such as crown cleaning

4.03

The over-arching policy guidance in respect of the site is that contained within Manchester City Council's Manchester's Local Development Framework Core Strategy Development Plan Document and the policies of central government (NPPF 131, 2021).

There are no other sites where such a development could be located. The development retains trees, copses and hedgerows, wherever possible, and trees are replaced. Replacement provision is considered appropriate taking into account the trees that are being replaced and the location.

Chapter 5 Summary & Conclusions

5.01

The application site is described in detail in the planning, design and access statement.

5.02

The site is located in the Northern Moor District of South Manchester amongst residential property built to a medium density.

The application site is a detached property in mature grounds. The site is level, rectangular in shape on a corner plot with a property located centrally in the site.

The majority of the tree losses are of Category C specimens. In line with the advice set out in BS 5837, the trees are not of such importance and sensitivity as to be a major constraint on development or, justify substantial modification of the proposals. The unintended consequence of the development will be the loss of the Category B trees, as noted. The development design is driven by prescriptive site width and depths which means that the proposed development can only be accommodated on this site in the proposed layout. Replacement provision is considered appropriate taking into account the trees that are being replaced and the location.

In accordance with BS 5837 – 2012, the RPAs for the street trees have been adjusted to reflect the pre-existing site conditions indicating that rooting has occurred asymmetrically.

A polygon of equivalent area has been produced. The modifications to the shape of the RPA reflect a soundly based arboricultural assessment of likely root distribution.

Studies suggest that between 30% and 50% root loss can be tolerated by healthy trees though there may be some slight corresponding die back. Potential root loss has been calculated as being around 25%. The tree genre involved is tolerant of development impacts. The development has a satisfactory relationship both directly and indirectly with retained arboreal specimens. Long-term impacts from development are not anticipated.

5.03

A Heads of Terms method statement is appended to identify the potential areas of conflict and the broad measures that will be taken to demonstrate the scheme is feasible. Certain matters listed therein may alternatively be addressed satisfactorily by means of a condition(s). This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; the method statement fulfils the recommended criteria for arboricultural information.

Appendix A

Contents

Key

BS 5837 2012

Tree data

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Fair – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Fair – Some defects rectifiable with minor tree surgery Poor – Significant defects rectifiable with major tree surgery or felling
#	Estimated dimensions.
(a)	Average stem diameter across a group of trees.
*	Tree subject to TPO.

Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria			Identification on Plan
Category U 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.	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation.	
Trees To Be Considered For Retention				
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, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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 Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	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 Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young 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.	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 conservation or other cultural benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
G1	Sycamore	15	#350	#5	3	4	4	2	2	SM/EM	Good	Good	Linear group of 4 trees. Ivy. Located in third party property. A group of moderate quality and value in the landscape.	20+	B1/2
G2	Group	10	150	2	0.5	2	2	2	2	Y/SM	Good	Good	Located in third party property. Two trees a horse-chestnut and a sycamore.	10+	C1/2
1	Sycamore	15	275	3	3	3	4	0	0	SM/EM	Good	Good	Self-set tree of low quality and value in the landscape.	10+	C1/2
G3	Robinia	18	<560	4	4	4	4	4	4	SM-M	Good	Good	4 robinia. 3 SM/EM trees and 1 mature tree. Dead wood – typical of species. A group of low quality and value in the landscape.	10+	C1/2
H1	Hedge	2	100	0.5	0.5	0.5	0.5	0	0	SM/EM	Good	Good	Holly hedge maintained by regular pruning. A hedge of low quality and value in the landscape.	10+	C1/2
2	Holly	12	#200	2	2	2	2	0	0	EM/M	Good	Good	Growing up through the hedge. Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2
3	Sycamore	15	270	3	3	3	4	2	2	SM/EM	Good	Good	Tall, drawn specimen. Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
4	Robinia	18	250	2	3	1	3	3	3	EM	Good	Good	Tall, drawn specimen. Influenced in development by adjacent pine to the south. A tree of low quality and value in the landscape.	10+	C1/2
G4	Group	<10	<200	1	5	1	1	1	1	SM/EM	Good	Good	2 birch and a holly. Severely suppressed by adjacent pine. Incongruous group. A tree of low quality and value in the landscape.	10+	C1/2
5	Holly	12	350	2	5	5	2	0	0	M	Good	Good	A tree of moderate quality and value in the landscape.	20+	B1/2
6	Sycamore	16	#600	6	4	6	2	3	3	M	Poor	N/K	Extensively swamped by ivy. Poor distribution of buds and twigs. Die-back in the upper canopy. Small leaves. In decline.	<10	U
7	Sycamore	20	#550	6	0.5	6	3	3 (S) 1	3 (S) 1	M	Fair/Poor	N/K	Swamped by ivy. Crown asymmetry. A tree of low quality and value in the landscape.	10+	C1/2
8	Holly	12	290, 300	3	4	4	3	2	3	EM/M	Good	Fair	Twin stemmed with included stem union at ground level. Crossing and twisting stems. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
9	Holly	15	220, 280	3	2	3	3	2	2	EM	Good	Good	Incongruous feature. A tree of low quality and value in the landscape.	10+	C1/2
10	Birch	22	530	1	1	5.5	5	1	2	M	Good	Good	Minor storm damage. Prominent specimen. A tree of moderate quality and value in the landscape.	20+	B1/2
11	Holly	15	300, 290	3	2	3	2	2	2	M	Good	Fair	Win stemmed with a partly included stem union. Fused stems. A tree of low quality and value in the landscape.	10+	C1/2
12	Holly	12	260	2	2	2	2	2	3	EM	Good	Good	Damage from car parking. A tree of low quality and value in the landscape.	10+	C1/2
13	Holly	10	200	2	2	2	2	0	0	EM	Good	Good	2 trees as one visual unit with a self-set ash growing amongst. Regularly maintained by pruning to create a topiary feature. A group of low quality and value in the landscape.	10+	C1/2
14	Holly	9	150, 120, 130	1	2	2	1	0	0	EM	Good	Good	Regularly maintained by pruning to create a topiary feature. A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
15	Ash and Sycamore	10	165, 170	2	3	2	1	1	1	SM	Good	Good	Significantly crown reduced on the western canopy or influenced by adjacent beech. Self-set trees of low quality and value in the landscape.	10+	C1/2
16	Holly	15	320	1	1	1	1	0	0	EM/M	Good	Good	A tree of moderate quality and value in the landscape.	10+	B1/2
17	Sycamore	18	400	4	4	2	5	1	1	EM	Fair/Poor	Good	Poor distribution of buds and twigs. Small leaves in the upper canopy. Large healthy epicormic growth to the east. In decline.	<10	U
18	Yew	4	100	2	2	2	2	0	0	Y	Good	Good	Part forming a hedge part allowed to grown on. A tree of low quality and value in the landscape.	10+	C1/2
19	Holly	4	250	1	1	1	1	0	0	EM	Good	Fair	Topped. Multiple attachment of regrowth. A tree of low quality and value in the landscape.	10+	C1/2
20	Holly	12	250	0.5	0.5	1	2	2	2	SM/EM	Good	Good	Topped. Multiple attachment of regrowth. Construction damage. A tree of low quality and value in the landscape.	10+	C1/2
21	Prunus	10	230	3	3	4	3	2	2.5	SM/EM	Good	Good	A tree of low quality and value in the landscape.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M				Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Comments/Preliminary Management Recommendations	Estimated Remaining Contribution Years	Category Grading
				N	E	S	W								
22	Holly	8	a 150	2	2	2	2	1	1	SM/ EM	Good	Fair	Multi-stemmed. A tree of low quality and value in the landscape.	10+	C1/2
23	Robinia	12	680	5	6	6	7	3	3	FM	Fair	Fair	Located in the highway verge. Damaging the pavement. Thinning foliage density. Large pieces of dead wood. A tree of low quality and value in the landscape.	10+	C1/2
24	Robinia	15	750	6	6	4	7	3	3	FM	Fair	Fair	Located in the highway verge. Damaging the pavement. Dead wood. A tree of moderate quality and value in the landscape.	20+	B1/2
25	Beech	17	#600	#8	#5	8	8	5	5	FM	Good	Good	Integrated into the adjacent development. Prominent specimen. A tree of moderate quality and value in the landscape. Located 8m from the boundary.	20+	B1/2

Appendix B

Contents

Heads of Terms Method Statement

Heads of Terms of an Arboricultural Method Statement

The purpose of this document is to serve as a live record of the Heads of Terms which are suggested for the proposed development. The Heads of Terms are in draft form and are therefore themselves subject to further discussion and/or agreement. Certain matters listed herein may alternatively be addressed satisfactorily by means of Condition. This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance and that contained in BS 5837 – 2012 Table B.1 Delivery of tree-related information into the planning system; this method statement fulfils the recommended criteria for arboricultural information.

The Draft Heads of Terms and obligations are as follows:-

Arboricultural Works

- Constraints to be identified.
- Works to BS3998 - 2010.

Construction Exclusion Zone Fencing

- Timing for setting out, construction and completion of fencing generally in accordance with the phasing plan.
- Temporary surfacing.
- Specification for fencing and or ground protection to be in accordance with BS 5837:2012.

Storage of Materials/Offices/Fuels

- Identification and reservation of land for storage of materials,
- Parking of vehicles, location of offices and welfare facilities, fuels.

Demolition

- Constraints to be identified.
- Adjustment to CEZ fence/ground protection.
- Demolition of the building inwards within the footprint.
- Storage of demolition arisings.

Services

- Location of services including sewerage, gas, water, electricity.
- Timing of excavations where they pass within or close to retained trees in accordance with phasing plan.
- Works in accordance with NJUG 4.2.

Review/Site Inspection

- Review to be undertaken prior to the commencement of development to address: phasing and land uses.
- Arrangements for Review (monitoring).
- Review to allow for amendment / variation by agreement.

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