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BS 5837:2012

Arboricultural Impact Assessment

Report No: PAC.006.AIA.01

Date: 28/02/2023

Project: 16 Scotland Place, Ramsbottom, Bury, BL0 9BD

Inspection Record.

Date of Inspection	Surveyor
25/02/2023	Russell Pearce BSc

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Revision	Date	Prepared by	Status
00	25/02/2023	RP	Complete

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Executive Summary

The proposed development is within the existing footprint of previously excavated land to the rear of the residential property of 16 Scotland Place, Ramsbottom, Bury, BL0 9DB. There is only one tree (T1) on site that should not be a constraint on the proposal if the advised protection measures are followed and can be retained. There are no works required to the retained tree prior to construction of the proposal.

Trees present that could be potentially affected by the development are as follows:

Category A	Category B	Category C	Category U
0 Trees	1 Tree	0 Trees	0 Trees

1.0 Introduction

- 1.0.1 The author of this report is Russell Pearce BSc who graduated from UCLan in 2014 with a *BSc (Hons) Arboriculture* degree and has 9 years' experience within the arboriculture industry. He has experience working in the public and private sectors, having previously worked for Kent County Council, Medway Unitary Council and reputable consultancy firms. He is LANTRA certified in Professional Tree Inspection and has various NPTC qualifications. He also has experience carrying out CAVAT valuation surveys, and TEMPO assessments in relation to the statutory protection of trees.
- 1.0.2 This Arboricultural Assessment is prepared in relation to the proposed development at 16 Scotland Place, Ramsbottom, Bury, BL0 9BD.



Figure 1: OS Map (Bing Maps) showing site location

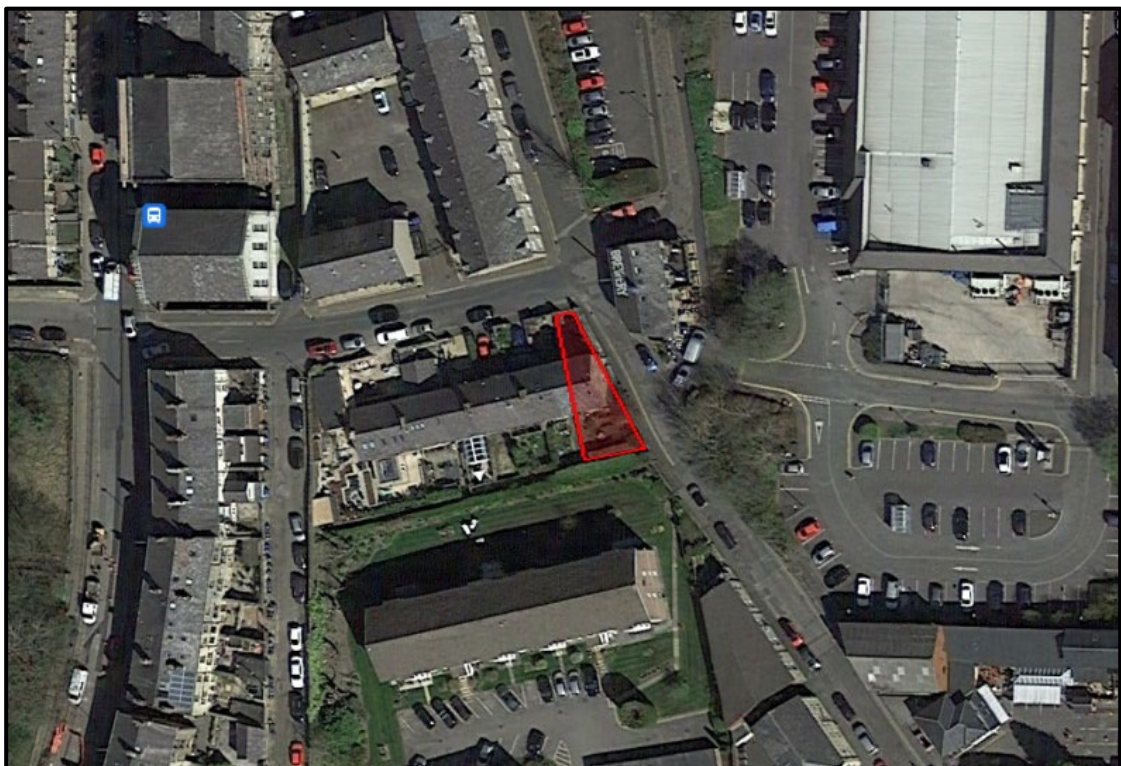


Figure 2: Aerial Image of Site (Google Earth) showing site boundary

- 1.0.3 The tree survey & assessment of existing trees has been guided by the recommendations within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The recommendations set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention.
- 1.0.4 British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' includes guidance for considering the relationship between existing trees and how to integrate their needs into a successful development. A harmonious and sustainable relationship between any retained trees and new structure and/or hard surfaces is at the heart of the guidance.
- 1.0.5 The survey was carried out on 25th February 2023 by means of inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by dense vegetation.
- 1.0.6 British Standard 5837:2012 recommends the assessment of trees is made as objectively as possible, but the findings will always remain the opinions of the surveyor. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.
- 1.0.7 Table 1 provides a summary of the documents that have been made available by the client:

Table 1 – Documents made available by client.

Document Type	Reference No.	Author	Date
Existing Plan rev 1	Planning – 16-Scotland-Place	Peter Cowell Garden Design	24/02/2023
Proposed Plan rev 1	Planning – 16-Scotland-Place	Peter Cowell Garden Design	24/02/2023

- 1.0.8 The supplied drawing did not include topographically accurate tree positions. Additions have been made by measurements taken on site, by eye and by the use of overhead photography. Any dimensions regarding tree positions and protective fencing must be checked on site.
- 1.0.9 Weather conditions during the survey were clear and sunny.
- 1.0.10 Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 1.0.11 Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

2.0 Planning Policy.

2.1 National Planning Policy Framework (NPPF)

2.1.1 When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

- If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 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.
- Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity (paragraph 175).

2.1.2. The trees proposed for removal within this report is neither considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

3.0 Legislation

Statutory Considerations

3.0.1 A Tree Preservation Order (TPO) is an order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the:

- cutting down
- topping
- lopping
- uprooting
- willful damage
- willful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent. Anyone found guilty of such an offence is liable and in serious cases, may result in prosecution and incur an unlimited fine.

3.0.2 It is understood following consultation with the Local Planning Authority, Oldham Borough Council, that there are no Tree Preservation Orders or Conservation Area designations that would apply to any trees present on this site and therefore no statutory constraints would apply to the development in respect of trees.

3.0.3 Felling Licence

- 3.0.4 Tree felling is also restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990) ...”
- 3.0.5 If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

4.0 Survey Methodology

- 4.0.1 The trees were surveyed in accordance with Chapter 4 of BS5837:2012. The tree metrics have been recorded in the tree schedule in appendix one. Where groups of trees and woodland groups have been recorded, average height, average crown spread and average diameter at breast height (DBH) are reported. Where access to the base of any trees was limited then measurements were estimated.
- 4.0.2 Trees have been assessed as individual trees (T), groups of trees (G), hedgerows (H) or woodland Groups (W) where it has been determined appropriate.
- The term group has been applied where trees form cohesive arboricultural features either aerodynamically, visually or culturally.
 - For the purposes of this assessment, a hedgerow is described as any boundary line of trees or shrubs less than 5m wide at the base and are managed or have been managed under a regular pruning regime.
 - For the purposes of this assessment, woodland is described as a habitat where ‘trees are the dominant plant form. The individual tree canopies generally overlap and interlink, often forming a more or less continuous canopy’.
- 4.0.3 All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in appendix two.
- 4.0.4 Where appropriate, canopy spread for each tree was recorded at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree on the tree plan in appendix four.
- 4.0.5 The survey included all trees within the proposal area and trees near to the proposal.

Veteran and Ancient Trees

4.0.6 Veteran trees and Ancient Woodland are important components of the landscape, their importance can be for a number of reasons including that of their ecological, social, cultural and historic value.

4.0.7 Veteran Trees and Ancient Woodlands are material considerations within the planning process and their importance is specifically recognised within the National Planning Policy Framework (NPPF) 2019

4.0.8 Ancient Tree Guide No4 Published by the Woodland Trust and the Ancient Tree Forum states that:

‘An ancient tree is one that has passed beyond maturity and is old, or aged, in comparison with other trees of the same species. Its canopy may be small. It will probably have a very wide trunk relative to other trees of the same species and it is very likely that it will be hollow.’

AND

‘Veteran is a term describing a tree with habitat features such as wounds or decay. The terms ancient and veteran have been used interchangeably in the past, however, it is important to know what the differences between them [are]. A veteran tree is a survivor that has developed some of the features found on an ancient tree, not necessarily as a consequence of time, but of its life or environment. Ancient veterans are ancient trees, not all veterans are old enough to be ancient. A veteran may be a young tree with a relatively small girth in contrast to an ancient tree but bearing the ‘scars’ of age such as decay in the trunk, branches or roots, fungal fruiting bodies, or dead wood. These veteran features will still provide wildlife habitat’.

4.0.9 Different methodologies are available for the defining of Veteran & Ancient trees in the field. Lally Tree Management use RAVEN (Recognition of Ancient, Veteran and Notable Trees) allowing quick and easy assessments to be made, whilst trying to ensure these valuable assets to our environment do not go un-noticed.

4.0.10 No Veteran Trees or Ancient Trees were identified on this site.

5.0 Development Proposals

- 5.0.1 Overlaying the development plans & their associated infrastructure over the existing site plans has highlighted areas where trees are in conflict with the proposal. This plan has been made available and is illustrated in the 'Tree Protection Plan' in the Arboricultural Method Statement (PAC.006.AMS.01)
- 5.0.2 In order to fully assess the impact of the proposals an Impact Table has been created detailing each tree, which shows the proximity of the associated works to the tree.
- 5.0.3 The aforementioned data and plans are analysed to determine whether the development will have a detrimental impact on the health of each tree. Once this has been determined, remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

5.0.4 Impact Table: -

Tree No.	Root Protection Area identified (m ²) in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained	Retention Category
T1	28.27	2.89	2.89	Yes, as outlined in section 7.0	B1

6.0 Mitigation Proposals

6.1 Access facilitation pruning:

6.1.1 To accommodate the proposals, no access facilitation pruning is required. T1 has recently been crown lifted and the crown does not impede access to the development site.

6.2 Root pruning:

6.2.1 The Root Protection Area for trees should be plotted as a circle centred on the base of the stem, however pre-existing site conditions indicate that rooting will have occurred asymmetrically and a polygon of equivalent area has been produced that reflects the likely root distribution given current site conditions.

6.2.2 The RPA indicated in the plans considers factors such as:

- the morphology and disposition of the roots given the presence of roads, structures and underground apparatus.
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage.

6.2.3 No root pruning is required of **T1** and no excavations are required within the RPA for the construction of the development. Excavations into RPA have been made historically and the RPA polygon in the plans reflect this.

6.3 The Protective Barrier:

6.3.1 In order to ensure the effective protection of retained trees during development, a protective barrier will be installed, in accordance with BS5837: 2012 and may comprise of protective fencing and ground protection. This will be the first job on site before any construction takes place. The fencing should ideally be positioned to protect the entire **Root Protection Area (RPA)** of the retained trees, to create a **Construction Exclusion Zone (CEZ)**.

6.3.2 Routes for pedestrian will be located outside, and diverted away from, the RPAs of the retained tree wherever possible. Where this is not practicable, temporary protective surfaces (ground protection) must be laid over the exposed RPAs which will distribute the weight of pedestrians whilst allowing moisture to reach the tree rooting area beneath. Such surfaces should be constructed in accordance with BS5837: 2012.

6.4 Shade:

6.4.1 Due to the location of the tree issues related to shading are considered to be minimal this is especially true seeing as the proposed development is within the footprint of the existing property and does not require mitigation.

6.4.2 All of the trees referred to in this report are deciduous and light penetration will increase during the duller winter months.

6.5 Utilities:

- 6.5.1 Details on service routes are not available at this time. Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damage to tree roots should be considered.
- 6.5.2 All service providers should be consulted prior to commencement of works with the aim of minimising the number of service runs on the site. Any foreseeable incursions to RPAs should be communicated to the appointed arboricultural consultant and the LPA at the earliest possible time to prevent breach of planning conditions and damage to retained trees.

6.6 Site Compound:

- 6.6.1 The site compound, which typically includes the site office, mess facilities, toilets, storage of materials and parking, must be located away from the trees and outside the RPAs.
- 6.6.2 Care should also be taken to prevent soil contamination with chemical spillages, including petrol, diesel and oils.

7.0 Caveats and Limitations

- 7.1 The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.
- 7.2 This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.
- 7.3 This is not a Tree Risk Assessment. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. A Tree Risk Assessment can be provided but would be subject to additional survey requirement and further fees.
- 7.4 Trees are growing dynamic structures. Whilst reasonable effort has been made to identify defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever absolutely safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.
- 7.5 For the purposes of this survey all dimensions of trees and their associated parts are based on estimation unless otherwise stated.
- 7.6 Trees are living organisms whose health, condition and structure can change quickly and without warning. Therefore, the contents of this report are valid for a period of one year from the date of this survey.



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Appendix One

Tree Survey Data



Tree Survey Schedule

16 Scotland Place, Ramsbottom, Bury, BL0 9DB

Client Peter Cowell
Survey Date 25/02/2023
Weather Conditions Clear and Sunny
Surveyor Russell Pearce

Key:

Tree No.	A unique number or reference to identify trees or groups as shown on associated plans.
Species	Common and/or taxonomic name.
Ht.	The height of the tree in meters (m).
Trunk Diameter	The stem diameter in millimetres (mm) taken at 1.5m above ground level unless otherwise specified.
Crown Spread	The extents of the crown taken, in meters (m), at cardinal points of the compass: North (N); East (E); South (S) and West (W); or intercardinal points: Northeast (NE); Southeast (SE); Southwest (SW); Northwest (NW)
Crown Clear.t	The height of the crown above the current ground level, in meters (m), taken at cardinal points of the compass: North (N); East (E); South (S) and West (W); or intercardinal points: Northeast (NE); Southeast (SE); Southwest (SW); Northwest (NW)
Age Class	Age classification: Young (Y); Semi-mature (SM); Early Mature (EM); Mature (M); Over Mature (OM).
Phys. Cond.	The general physiological condition of the tree: Good; Fair; Poor; Decline; Dead.
Struct. Cond.	The general structural condition of the tree: Good, Fair, Poor, Hazardous.
Comments	Notes and general comments on the structural condition of the tree, its environment and its estimated remaining contribution.
Est. Rem. Cont.	Estimated remaining contribution (years): <10; 10+; 20+ 40+
Cat.	Retention Category as described in the Cascade Chart for Tree Quality Assessment at Appendix 1 : A, B, C, U (subcategories 1, 2, 3)



Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T1	Acer palmatum	5	145 200 (247)	3.5	4	3	3.5	2	3	2	3	EM	Good	Good	Roots historically excavated on West side to 75mm depth, 2m from stem. Heavy stone within RPA. Codominant bifurcation at 1.25m. Previously crown lifted over garden with wounds at 2.25m. Branches touching building.	20+	B1



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Appendix Two

Glossary of Terms

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Age Range:

Age is site specific and categorised:

Young (Y)	Out-planted trees that have not yet established.
Semi-Mature (SM)	Established trees up to 1/3 of expected height and crown.
Early Mature (EM)	Between 1/3 and 2/3 of expected height and crown.
Mature (M)	Between 2/3 and full expected height and crown.
Over Mature (OM)	Crown beginning to break-up and decrease in size.
Senescent (S)	Crown in advanced stage of break-up.

Height: Height is estimated and recorded in metres.

DBH: Diameter at Breast Height is measured at 1.5m and recorded in metres. Where a tree becomes multi-stemmed below 1.5m the highest possible diameter is measured and indicated. Alternatively, above 1.5m the diameter of each stem or an average diameter is measured and indicated.

Condition: Assessment of current physiological condition and structural morphology incorporating vigour and vitality and categorised:

- A -** Tree needing little, if any attention
- B -** Tree with minor, but rectifiable defects, or in the early stages of physiological stress
- C -** Tree with significant structural and physiological flaws and/or extremely stressed
- D -** Tree that is dead, biologically/physically moribund or dangerous.

Desirability to Retain – As Outlined in Table 1 of BS 5837:2005 (Trees in Relation to Construction - Recommendations)

Glossary or Arboricultural Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Bifurcation – Forked or divided union.

Brown Rot - Form of decay where cellulose is degraded, while lignin is only modified.

Cankers- A localised area of dead bark and cambium on a stem or branch, caused by fungal or bacterial organisms, characterised by wound wood development on the periphery. This may be annual or perennial.

Cavity - An open wound, characterised by the presence of extensive decay and resulting in a hollow.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Crack - Longitudinal split in stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances, it may be an indication of ill health, however, it may also indicate natural growth processes. If a target is present beneath the tree, deadwood may fall and cause injury or damage and should be removed, otherwise deadwood can remain intact for conservation purposes (insects, fungi, birds etc.).

- End Weight -** The concentration of foliage at the distal ends of stems and deficient in secondary branches.
- Girdling Root -** Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.
- Hazard Beam -** An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).
- Included Bark Union -** Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.
- Ivy Growth -** Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.
- Live Crown Ratio -** The relative proportion of photosynthetic mass (leaf area) to overall tree height.
- Reaction Wood -** Specialised secondary xylem, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.
- Root Plate Lift -** The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.
- Structural Defect -** Internal or external points of weakness, which reduce the stability of the tree.
- Suppressed -** Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.
- Topping -** A highly disfiguring practise, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

- White Rot -** Form of decay where both cellulose and lignin are degraded.
- Wound -** Any injury, which induces a compartmentalisation response.
- Wound wood -** Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term “callus.”
- Woodland Structure -** The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant - trees that define the general upper edge of the canopy, Intermediate - trees that have been largely overgrown by others, Suppressed - trees that have been overgrown and occupy an under storey position and grow slowly, often severely asymmetrical.

Note: *The definitions described above, may not necessarily be included within the Arboricultural Survey Data.*



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Appendix Three

Cascade Chart

Trees for removal			
Category and definition	Criteria		
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) e.g. Dutch elm disease), or very low-quality trees suppressing adjacent trees of better quality. NOTE: <i>Category U trees can have existing or potential conservation value which might be desirable to preserve; see section 4.7.5</i>		
Trees to be considered for retention			
Category and definition	Criteria and sub-categories		
	1) Mainly arboricultural values	2) Mainly landscape values	3) Mainly cultural values (including conservation)
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 dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and or landscape features	Trees, groups or woodlands of significant conservation, historical commemorative or other value (e.g. veteran trees or wood-pastures)
Category B Those 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 area	Trees with clearly identifiable conservation or other cultural benefits
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in the higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with no material conservation or other cultural value



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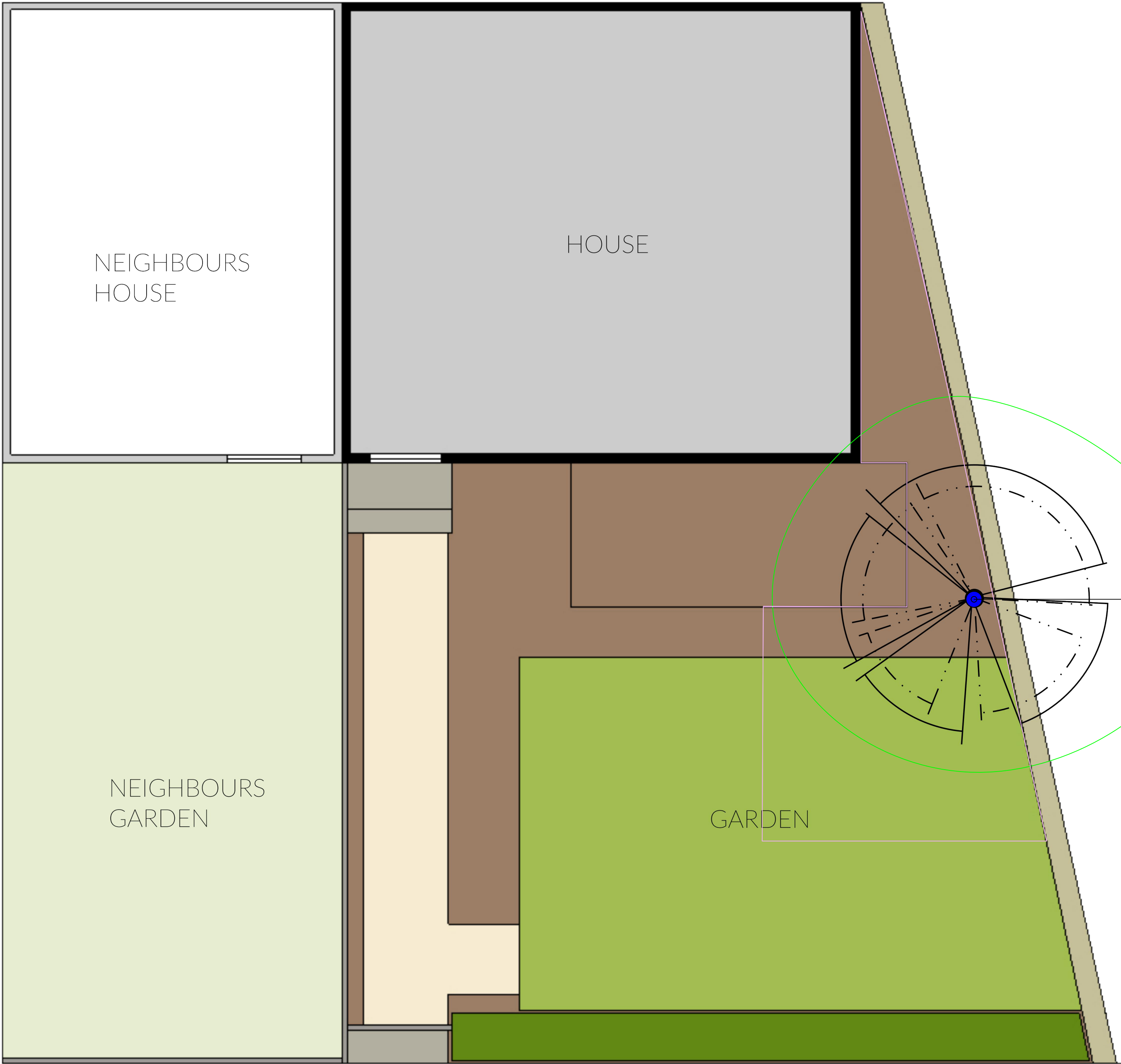
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Appendix Four Plans

AA

CC

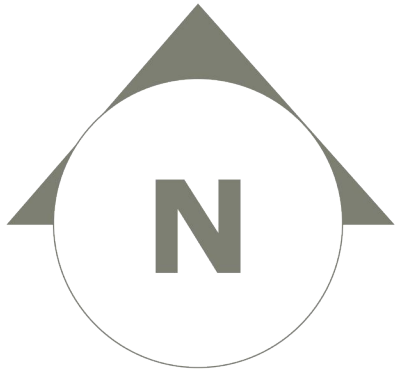
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BB

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T1



Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site.
This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings.

LEGEND

- Tree Crown
- Category B
- Root Protection Area (RPA)

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Scale:	1:200@A1	Date:	01/03/2023
Job:	16 Scotland Place		
Address	16 Scotland Place, Ramsbottom, Bury, BL0 9DB		
Client:	Mr Peter Cowell		
Drawing Number:	PAC.006.AIP.01		
Drawn by:	RP		
ARBORICULTURAL IMPLICATIONS PLAN			