

Site Tree Appraisal

Former Texaco Garage, Bury Old Road, Prestwich M25 0EY

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



ROWBOTTOM'S TREE SERVICES LTD

INDEPENDENT ARBORICULTURAL CONSULTANCY

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Former Texaco Garage, Bury Old Road, Prestwich M25 0EY:

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.

Table of Contents

	Page
1. INTRODUCTION	4
2. SITE SURVEY AND OBSERVATIONS	5
3. APPRAISAL	6
4. CONCLUSIONS	7
5. RECOMMENDATIONS	8
6. BIBLIOGRAPHY	9

Appendices

1. Qualifications and Experience	10
2. Trees and Construction Sites – General Issues	11
3. Tree Data	12
4. Explanatory Notes	13
5. Tree Schedule	14
6. Tree Quality Assessment and Categorization Criterion	16
7. Site Photographs	18

1. Introduction:

1.1 This tree survey has been commissioned by Unimore Ltd.

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 Unimore Ltd to inspect the significant trees on and adjacent to the 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 3).
- 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 and tree works required to facilitate the proposed development.

1.4 **Documents and information provided:** Debtal Architecture provided me with the following documents:

- *DA1409-2 Unimore 001 Existing Site Location Plan*
- *DA1409-2 Unimore 007 Site Block Proposed*
- *DA1409-2 Unimore Sheet 083 Landscape Plan Level 0*
- *DA1409-2 Unimore Sheet 084 Landscape Plan Level B1*
- *Bury Old Road Texaco OS Data*

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 (see appendix 2). 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 24th July 2023. 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 was dry and clear with good visibility.
- 2.2 Brief site description:** The site is the location of the former Texaco Garage on Bury Old Road. The garage has long since been demolished and the site is now derelict. The north east side of the site, frontage adjacent to Bury Old Road, is existing hardstanding covering an area of approximately 650 square metres. The rear south west half of the site has a significant level drop of approximately 2 metres. The rear of the site has recently been surfaced skimmed and had concrete earth retaining panels installed along three sides, (photo 01).

2.2.1 Site Aspect and Topography:

- The front of the site is north east facing on to Bury Old Road.
- The front 650 square metres of the site is broadly level. The ground level of the rear half of the site slopes down by approximately 2 metres.

2.2.2 Preliminary Geological Information:

Soil Texture:	Sandy
Soil pH:	Acid
Drainage:	Freely Draining
Fertility:	Low
Carbon:	Low
Drains to:	Groundwater

(Cranfield Soil and Agrifood Institute; Land Information Systems, 2023)

- 2.2.3: Tree Protection Status:** At the time of checking (01/08/2023), according to the Bury Council online maps there are no trees within the curtilage of the site that are protected by a Tree Preservation Order (TPO). However, the linear row of trees just beyond the south west boundary are on the edge of an Area TPO, so they may be protected. The site is not in a Conservation Area.
- 2.3 Identification and location of the trees:** The locations of the significant trees are illustrated on the Tree Constraints Plan *RTS/24072023/TCP 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.

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 construct a detached mini market retail store with prayer hall on the upper floor. At this stage I have not been made aware of any installation routes for new underground drains or other utility services, however, presumably these will access the building at the front, from Bury Old Road.

3.3 No trees will require removal to facilitate the proposed development. Some ground excavation work has already been undertaken to install earth retaining panels at the south west end of the site. This excavation work has resulted in some root severance to the east side of the linear row of trees at the rear of the site. Given the varying ground levels at this end of the site, the bulk of root damage is to trees; T4 and T6 (photos 02 and 03). Although the root severance is significant the trees appear stable and of good vigour. T4 and T6 are also sheltered from the prevailing south westerly winds by larger adjacent trees. At this stage I would recommend that the void between the trees and the concrete panels be infilled with a mix of good quality top soil and enriched Biochar. The trees should then be monitored annually for the next two or three years, see the Recommendations, section 5 of the report.

3.4 Given that the proposed retail building will be approximately 13 metres away from the rear concrete earth retaining panels and linear row of trees, I do not envisage any need to prune the trees in order to facilitate the development. The concrete panels will also act as tree protective fencing, thus preventing any further damage to the trees; see Tree Protection Plan RTS/24072023/TPP 002.

3.5 Tree T9 is on neighbouring land. Although the calculated root protection area (RPA) of T9 overlaps into the development area, the RPA of T9 is beneath the existing concrete hard standing. Use of this area for contractor work space and final vehicle parking is not expected to further impact the tree any more than already exists. The branch height clearance of T9 above ground level is also sufficient, so I do not anticipate the need to prune the tree.

4 CONCLUSIONS:

- 4.1** Although some damage to the roots of trees T4 and T6 has occurred, the trees appear to be stable and of good vigour. If the recommendations at 5.2 are followed there is every chance that the trees will continue to provide years of amenity for the area. No tree works are required to facilitate the development, therefore, there will be no alteration of the arboricultural amenity of the locale.

5 RECOMMENDATIONS:
Arboricultural Method Statement (AMS);

5.1 No tree works are required.

5.2 As soon as possible the void between the linear row of trees (T2 to T6) and the concrete earth retaining panels should be filled with a mix of good quality Top Soil and Enriched Biochar. Consolidate the soil into the filled void and thoroughly water in. The final infill soil level should not be deeper than the existing soil level was. All the soil infill operation is to be undertaken using hand held tools only, no excavators are to be driven into the tree RPAs (CEZ) or used to lift soil over the concrete retaining panels. Annual inspection of the trees is recommended to be undertake over the following three years.

- Top soil specification: BS3882:2015 British Standard Top Soil multipurpose grade.
- Enriched Biochar: Carbon Gold Tree Soil Improver mixed with the top soil at a rate of 10kg per cubic metre of soil.

5.3 Upon completion of the above soil infill construction may proceed following the guidance of this AMS. All access to the site is to be via the existing Bury Old Road entrance, except for the soil infill recommendation which can be accessed from the south side of the site using wheel barrows and hand-held tools only.

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 All operatives of machinery and heavy plant should be made aware of the construction exclusion zones (CEZ) and overhanging tree branches. The operatives are to respect these zones and ensure that no damage occurs to trees due to careless use of machinery.

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 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

Trees and Construction Sites – General Issues

Trees that have good health and stability are well adapted to their surroundings. Any demolition or construction activity which affects the adaptation of trees to the site could be detrimental to their health, future growth and safety. Trees tend to become less tolerant of change after they have reached maturity or have suffered previous damage or physiological stress. Site design and subsequent management, therefore, should aim to minimize the effect of change.

The part of a tree most susceptible to damage on a construction site is the root system, which, because it is not immediately visible, is frequently ignored. Within a short distance of the trunk, the roots become highly branched, so as to form a network of small diameter woody roots, which can extend radially for a distance much greater than the canopy spread of the tree, except where impeded by unfavourable soil conditions. The growth and development of all roots is influenced by the availability of water, nutrients, oxygen and the penetrability of the soil. Given favourable conditions, the tree's root system tends to develop sufficient volume to provide physical stability for the tree. Typically, however, around 80% of a tree root system is concentrated in the upper 600mm of the soil profile. Due to this relatively shallow depth, the threat to a tree root system on a development site can arise from:

- Root severance or fracture during excavation works
- Compaction of the soil structure, which restricts moisture percolation through the soil profile and gaseous exchange between the surface air and soil atmosphere. Soil compaction can occur as a result of driving heavy plant machinery over the soil surface, repetitive pedestrian footfall and storage of building materials.
- Water logging due to land grade changes
- Toxic contamination due to chemical runoff from construction activities.

Damage to the tree trunk and branches can also occur on development sites if appropriate distances between tree and construction work is not maintained. Such damage, however, is not usually sufficient to kill a tree directly, but can make it unsafe by affecting the dynamics and growth of the tree, or by initiating long term decay. Such damage can also be disfiguring. The attachment of notice boards and cables etc. can all damage trees, as can the use of tree trunks as a winch anchor.

Damage to a tree on a construction site may not at first be noticeably obvious, the full effect of such damage usually taking 3 or 4 years to become evident, at which time the tree may die and/or become unsafe. A tree that has taken decades to reach maturity can be damaged irreparably in a few minutes by actions that might be unwitting, negligent or wilful. The early provision of physical protection of the tree from damage is therefore critical.

Appendix 3

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 physiological condition, structural form and its suitability to the existing site setting. Basic tree management advice may be recommended.

Appendix 4

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.
AMS:	Arboricultural Method Statement.
CEZ:	Construction Exclusion Zone; a fenced off area around a tree or group of trees that should remain undisturbed and free from demolition and construction activity.
Crown:	The structural part of the tree above ground level that consists of branches, twigs and foliage.
Included Bark:	Bark that remains (trapped) between branch and trunk or co-dominant stems. Has potential to be a structurally weak union.
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 soil 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 <i>italics</i> . 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.
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 5
Tree Schedule

Tree No	Species	Height (M) * Crown Height above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M) Direction of Lowest Branch	Age Range	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T1	Ash <i>Fraxinus excelsior</i>	<u>18.0</u> 9.0	550	N – 7.0 S – 4.0 E – 4.5 W – 4.0	<u>4.5</u> N	Mature	Fair	6.6	136	C1	On neighbouring land; trunk contact with the concrete post and wood panel fence; Slight crown asymmetry.
T2	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 5.0	485	N – 4.0 S – 4.0 E – 5.0 W – 5.0	<u>4.5</u> W	Mature	Fair	5.8	105	C1	Slight crown asymmetry; Decay cavity to the east side buttress roots.
T3	Beech <i>Fagus sylvatica</i>	<u>14.0</u> 3.5	500	N – 7.5 S – 4.0 E – 5.0 W – 7.0	<u>1.0</u> N	Mature	Good	6.0	113	B1	Slight crown asymmetry
T4	Sycamore <i>Acer pseudoplatanus</i>	<u>18.0</u> 5.0	650	N – 4.0 S – 5.5 E – 5.0 W – 3.5	<u>2.5</u> S	Mature	Fair	7.8	191	C1	Lateral root spread to the east side has been cut.
T5	Ash <i>Fraxinus excelsior</i>	<u>11.0</u> 7.0	200	N – 2.0 S – 2.0 E – 3.5 W – 1.5	<u>7.0</u> S	Early Mature	Fair	2.4	18	C1	Tall slender tree.
T6	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 8.0	340	N – 4.5 S – 3.0 E – 4.5 W – 2.0	<u>6.0</u> S	Early Mature	Fair	4.0	50	C1	Lateral root spread to the east side has been cut.

Tree No	Species	Height (M) * Crown Height above GL	DBH (mm) *	Crown Spread (M) *	Height to Lowest Branch (M) Direction of Lowest Branch	Age Range	Condition	RPA Radius (M)	RPA Square metres	BS 5837 Category Rating	Observations and Comments
T7	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 3.5	565	N – 8.0 S – 4.0 E – 4.0 W – 6.0	<u>3.0</u> N	Mature	Good	6.7	141	B1	Some crown asymmetry; Ivy climber ascending the trunk.
T8	Sycamore <i>Acer pseudoplatanus</i>	<u>17.0</u> 9.0	630	N – 4.0 S – 6.5 E – 8.0 W – 5.0	<u>8.0</u> S	Mature	Fair	7.5	176	C1	Some crown asymmetry; Ivy climber ascending the trunk.
T9	Sycamore <i>Acer pseudoplatanus</i>	<u>15.0</u> 2.5	800	N – 6.5 S – 6.5 E – 7.0 W – 8.0	<u>2.0</u> S	Mature	Fair to Good	9.6	289	B1	The tree is on neighbouring land; Ivy climber ascending the trunk.

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.

Photo 01:



Photo 02:



Photo 03:

