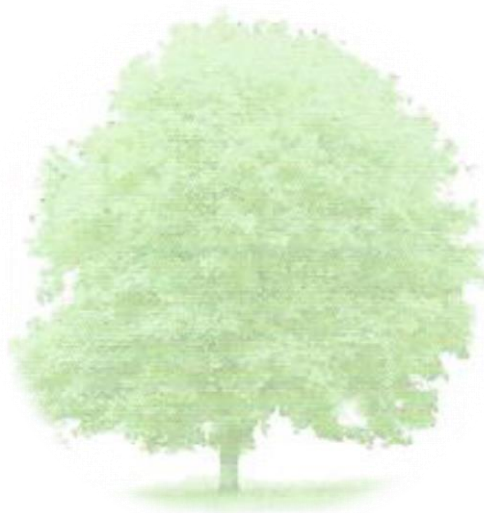


Site Tree Report and Appraisal
33 Bland Road, Prestwich, M25 9NW

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



ROWBOTTOM'S TREE SERVICES LTD
INDEPENDENT ARBORICULTURAL CONSULTANCY

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33 Bland Road, Prestwich, M25 9NW:

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 a revised planning submission at the above address.

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1. Introduction:

1.1 This tree survey has been commissioned by Mr D Litke.

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 Gold Sketch Studios Ltd to reinspect the significant trees on and adjacent to the site that may be affected by the newly proposed extensions to the property 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:** Gold Sketch Studios Ltd provide me with the following documents:

- *GSS20055_001_ Site Block Location and Block Plan*
- *GSS20055_022_ Existing Plans and Elevations*
- *GSS20055.1-003- Proposed Plans and Elevations*
- *GSS20055-1-33 Bland Road-2023-sheet-502.1-site-Existing and Proposed*

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 25th June 2024. 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: 33 Bland Road is a semi-detached two storey house, possibly built around the 1930's. The front garden consists mainly of a small tarmacked drive and front lawn. Access to the rear garden is through the attached garage to the north west side of the house. The rear garden being predominantly lawn area with perimeter shrubs and hedging.

2.2.1 Site Aspect and Topography:

- The house is south west facing.
- The site is broadly level with no significantly raised features.

2.2.2 Preliminary Geological Information:

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

(Land Information Systems, 2020)

2.2.3: Tree Protection Status: The trees within the curtilage of the 33 Bland Road and the adjacent neighbouring gardens are subject to TPO legislation: - Bury Council TPO 49 A1 1987. The TPO is an Area Order made in 1987; therefore, only trees that were there when the order was made will be protected (trees older than 37 years).

2.3 Identification and location of the trees: The locations of the significant trees are illustrated on the Tree Constraints Plan *RTS/13102020 02/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 6. 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 demolish the existing garage and side canopy shelter. Then following this demolition, construct a two-storey side and front extension and a single storey rear extension to the house. At this stage I have not been made aware of the need to alter or install new underground drains or other utility services.

3.3 The extension to the front elevation of the property will be approximately 1.1 metres further south west than the existing front elevation of the garage and house. Therefore in order to facilitate the extension, due to its location being only 900mm from the existing garage front elevation, it will be necessary to remove silver birch tree T1. Due to its age, the silver birch will be included within the area TPO. Pruning work (‘topping’) has historically been undertaken on this tree. Local Authorities use TPOs to protect trees where they consider it to be expedient in the interests of amenity, so that they may have control over the amount and quality of work undertaken to a protected tree. Such work is usually granted with the condition that it be in accordance with BS 3998: 2012 Tree Work Recommendations. The historic ‘topping’ work to T1 is clearly not in accordance with BS 3998 and as a result lead branch apical dominance of the tree crown is now lost, resulting in a problematic dense bushy tree crown (see photos 01 and 02). The visual amenity that the tree once provided is now diminished. Given that the TPO is an area order, a review of the order (government guidance suggests that area orders should be for emergency short term protection) would likely result in T1 not being included within a new TPO. Removal of T1, therefore, is suggested in order to facilitate the proposed extension to the house.

3.3.1 Goat willow T2 is also included within the Area TPO and has also been subjected to poor arboricultural work. T2 is also noted to have some crown die back, photo 03. Given its poor condition, size and location between the two buildings (31 and 33 Bland Road), T2 is considered to be an intolerable nuisance to the normal and reasonable use of the two properties and therefore, its removal is suggested irrespective of the proposed extension works.

3.3.2 There are three other trees on and adjacent to the site (T3, T4 and T5), T3 being within the garden area of 33 Bland Road and T4 and T5 in the gardens of neighbouring properties to the north east. T3 is approximately 3 metres distant from the proposed rear single storey extension and would require temporary protective fencing around its RPA to avoid contamination and compaction damage to the underlying soil structure during the build process. To allow work space however, the temporary protective fencing would have to be off-set from the full perimeter of the tree’s RPA. There would therefore, be some work activity taking place over a small segment of the tree’s RPA. Due to it being only a very minimal overlap together with the fact that all the remaining sections of the RPA and contiguous areas will remain undisturbed, the potential loss or damage to roots is considered insignificant and would not be expected to cause any significant harm to the long-term health and viability of the tree. T4 and T5 are beyond influence of the proposed extension works to the property; however, as a precaution continuation of the protective fencing is suggested to protect the outer edges of their RPA. The protective fence specifications are noted in the Recommendations, section 5 of the report. The branch structures of T3, T4 and T5 are of sufficient height and distance from the building proposals that I do not envisage the need for them to be pruned.

Proposed Tree Removal

Category	Total	Tree Tag / Number
Cat A		
Cat B		
Cat C	2	T1 and T2
Cat U		

4 CONCLUSIONS:

- 4.1** In order to facilitate the proposed extension work to the property, two trees (T1 & T2), within the Area TPO will need to be removed. Due to historic topping of these trees their structural form now has limited visual amenity and the future bushier growth of T1 and T2 will become problematic to the existing properties, which will likely lead to constant applications to prune them. Due to foreseeable nuisance, removal of T1 and T2 is recommended at this stage irrespective of the extension proposals. Trees T1 and T2, however, are under ownership of 31 Bland Road. In addition to consent being required from the Local Authority to remove these two trees, the tree owner would also need to be in agreement. The tree owner's permission would need to be granted.
- 4.2 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
T1	Fell to ground level and grind out the remaining stump.	Prior to any other site works
T2	Fell to ground level and grind out the remaining stump.	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. Rowbottom's Tree Services Ltd (arboricultural consultancy) cannot accept any liability where the prescribed work is not carried out in a correct and professional manner in accordance with current good practice.
- 5.1.2 The advised tree works within this report are recommended in order to facilitate the proposed extension works to the property. **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 tree protection plan *RTS/13102020 02/TPP 002*; the protective fencing should be 2 metres tall herras fencing on rubber or concrete 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 fence. The herras fence should be supported on the inner side (tree side) by stabiliser struts attached to rubber base feet and secured to the ground, as illustrated at appendix 5 (B). Signs should be attached to the fencing advising the contractors that this is a demolition and construction exclusion zone (CEZ); **'keep out'**.
- 5.3 Upon completion of the above arboricultural works and erection of the protective fencing, site 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.

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

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

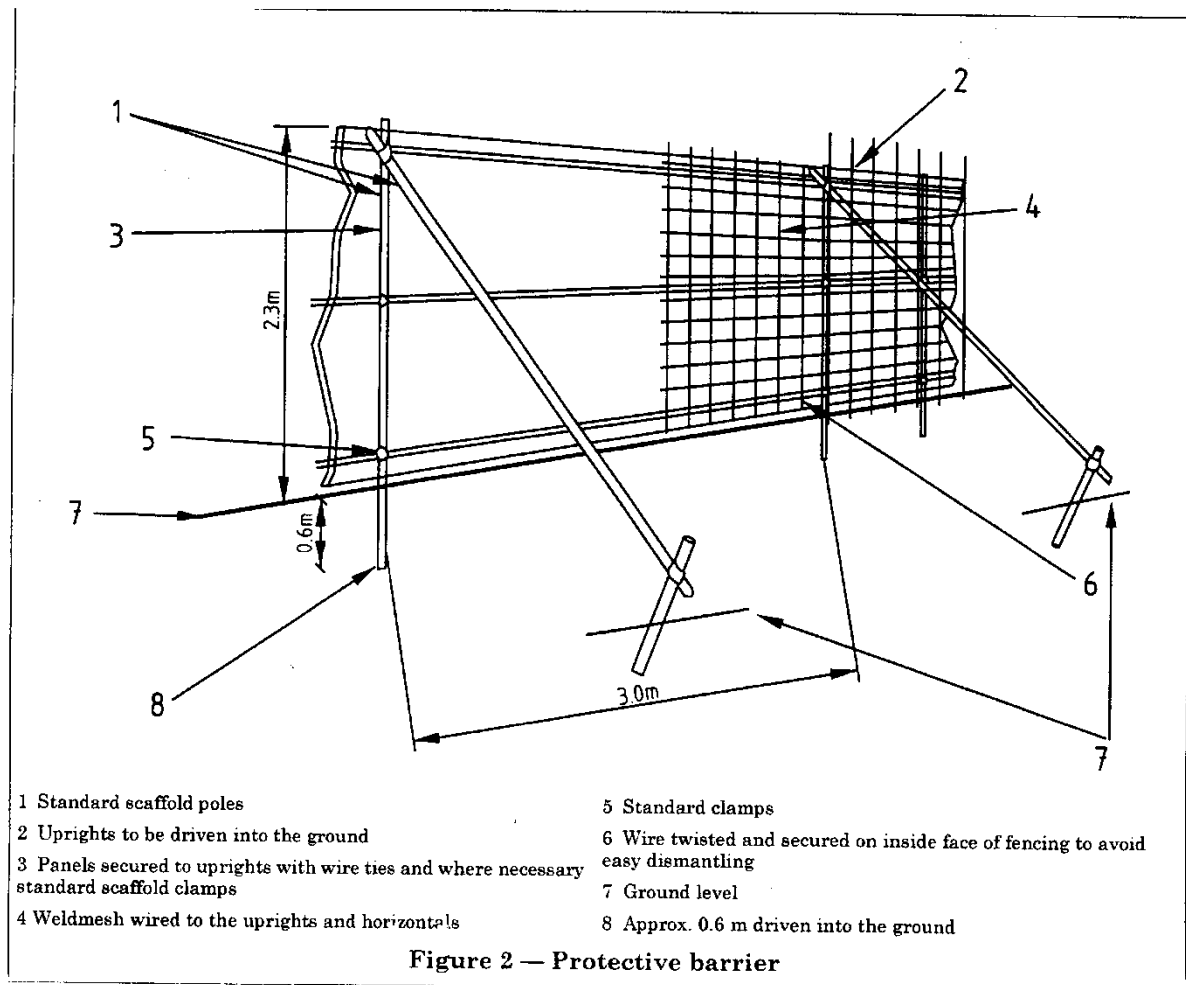
Appendix 4

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.
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.

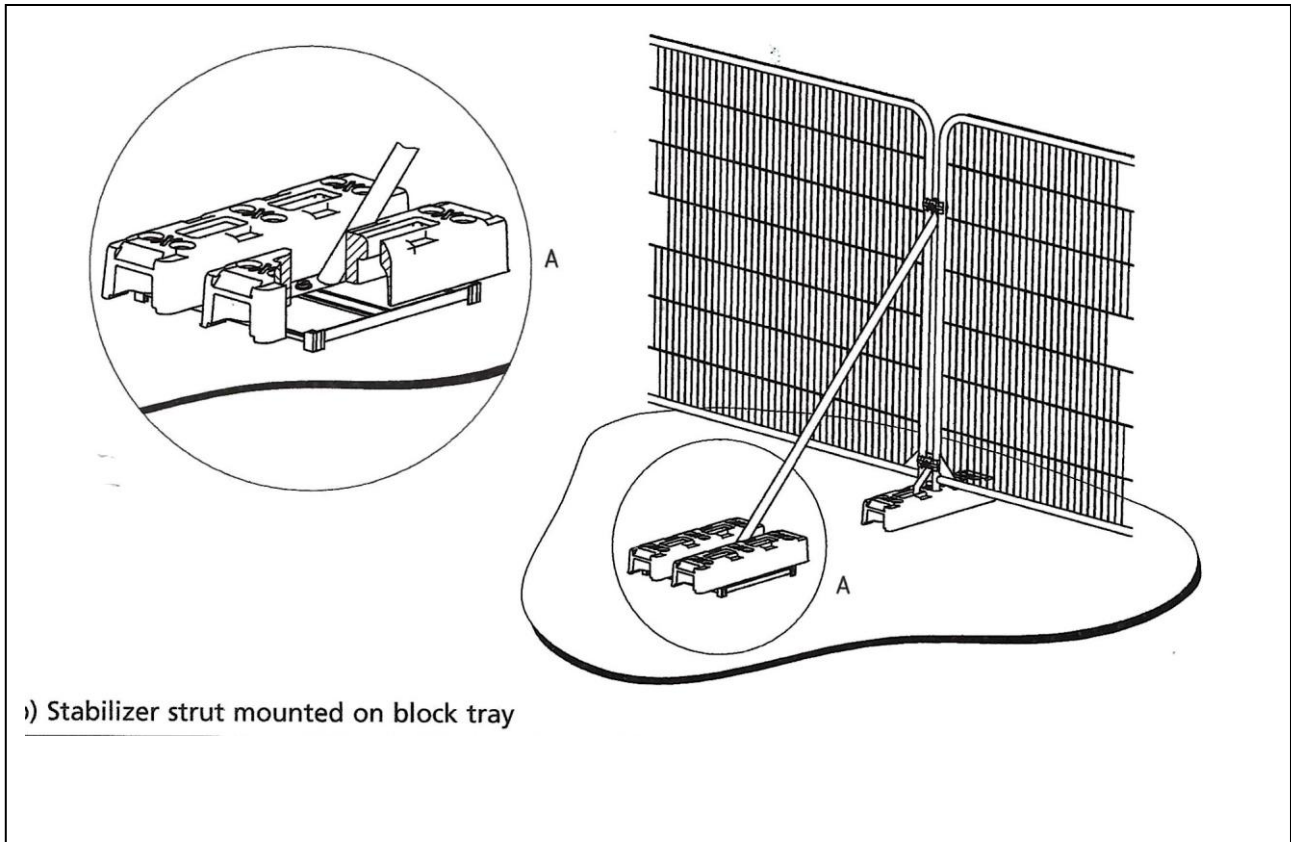
Appendix 5

Protective Fencing Specification



Appendix 5 (B)

Protective Fencing Specification



Appendix 6
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
T1	Silver Birch <i>Betula pendula</i>	<u>15.0</u> 2.0	580	N – 7.0 S – 6.0 E – 5.0 W – 6.5	4.0	Mature	Fair	6.9	149	C1	Neighbour's tree close to the boundary fence; epicormic shoots to the lower section of the trunk; the tree has been topped in the recent past. Ivy ascending the trunk.
T2	Goat Willow <i>Salix caprea</i>	<u>9.5</u> 2.5	650	N – 4.0 S – 5.0 E – 2.5 W – 4.5	3.0	Mature	Fair to Poor	7.8	191	C1	Neighbour's tree close to the boundary fence; epicormic shoots to the lower section of the trunk; the tree has been topped in the recent past. Some die-back of the upper crown.
T3	Sycamore <i>Acer pseudoplatanus</i>	<u>16.0</u> 4.0	400	N – 5.0 S – 6.0 E – 3.5 W – 3.5	4.0	Early Mature	Good	4.8	72	C1	Tall slender tree; self-seeded within the hedgerow
T4	Horse Chestnut <i>Aesculus hippocastanum</i>	<u>15.5</u> 3.0	650	N – 4.5 S – 7.5 E – 5.5 W – 7.5	5.0	Mature	Good	7.8	191	B1	Neighbour's tree; ivy climber ascending the trunk.
T5	Horse Chestnut <i>Aesculus hippocastanum</i>	<u>15.5</u> 6.0	600	N – 6.5 S – 4.0 E – 3.5 W – 3.5	5.0	Mature	Good	7.2	162	B1	Neighbour's tree; Chestnut leaf miner infestation

Appendix 7

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:

T1: - 2020; Bushy growth form with loss of crown apical dominance. Poor visual amenity.



Photo 02:

T1: - 2024;



Photo 03:

