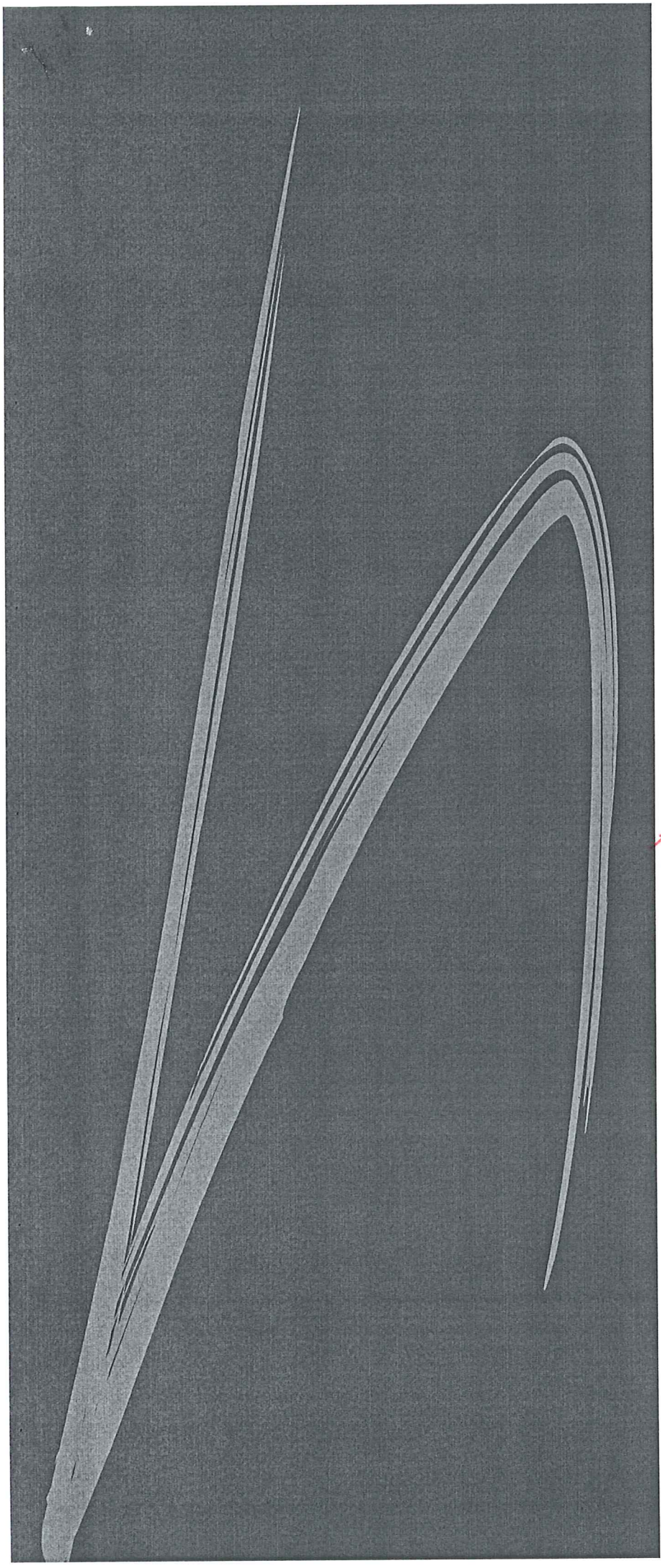


hulmeupright

Tree Survey and Assessment

Proposed Dwelling

on

Land at the rear of Woodside,

Cheddleton Road, Birchall

Client: Mrs. S. Mellor

Our Ref: 21222

Date: July 2009

10/00085/FUL - 9 FEB 2010 - SM

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For

Mrs. S Mellor

Tree Survey and Assessment

July 2009

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21222-02 Scheme Layout Drawing

1. INTRODUCTION

This tree survey and assessment has been prepared on behalf Mrs. S Mellor, in support of a full application for Planning Permission for a proposed dwelling on land to the rear of the Clients existing dwelling.

The application site is currently part of a larger site containing a single dwelling with large landscaped gardens on a site which slopes generally to the west.

The location of the proposed dwelling is in a large grassed area to the east of the existing house.

Whilst no trees will be directly affected by the proposals, several existing trees are within the vicinity of the proposed dwelling, which vary in maturity. Due to their proximity to the proposed changes, they have been included within this report.

2. TREE SURVEY AND ASSESSMENT IN RELATION TO DEVELOPMENT - METHODOLOGY

This tree survey and assessment has been carried out, within the criteria of BS5837 as revised in September 2005 and following a site inspection during July 2009.

The tree survey and assessment covers those trees within the garden areas adjacent to the existing restaurant and kitchen facilities, which will be effected by or in the proximity of the proposed works. The findings are presented in tabular form in Section 3 below. Common English names and Latin specifies are given as precisely as possible given the season and site conditions. Nomenclature is as described in Hillers' Manual of Trees and Shrubs, Third Edition published 1973.

Survey The survey covers observations made from ground level. A climbing inspection is advised where there is sufficient concern to warrant such activity in advance of any tree surgery that may be recommended.

The survey describes the location, species, approximate height and spread of each tree. The diameter of the trunk is given in millimeters at 1.5m above ground level, or on the upper side where the tree is growing on a bank. The height of the canopy is referred to as crown clearance and is measured to the base of the lowest limb.

The age class used follows the terminology in the revised British Standard, namely young, middle-aged, mature, over-mature and veteran. It is important to consider the species of the tree in this context as a 30 year old flowering cherry is likely to be over-mature whereas a 30 year old oak will be still young to early middle aged.

Physiological Condition refers to the health of the tree and is simply presented as good, fair, poor or dead. Details for each tree are included where relevant. Similarly the structural condition offers background to the current apparent health or otherwise of the tree and allows detailed assessment of the potential for future usefulness and / or amenity, including ecological value.

Preliminary management recommendations including investigation of suspected defects are suggested where relevant and subject to these an estimation of the remaining contribution of the tree over the following time periods;-
Less than 10 years
10 – 20 years
20 – 40 years
More than 40 years.

Assessment The Quality and Value of each tree is classified as per the Cascade Chart for tree quality assessment set out in the revised British Standard. Each tree is shown on the accompanying plan, drawing number 20465-LAL(9)01. Unaffected trees are shown in black and white. The colours used are as the BS 5837 Rev Sept 2005.

Light Green Category A. Trees of high quality and value.

Mid Blue Category B. Trees of moderate quality and value.

Grey / Brown Category C. Trees of low quality and value.

Dark Red Removal Category.

TREE SURVEY SCHEDULE.

Ref	Species	Height in m	Stem Diam. in mm @ 1.5m.	Branch Spread in m	Height of Crown Clear-ance	Age class	Physiological Condition	Structural Condition	Preliminary Management Recommend ations	Estimated remaining contribution in years	Category Grading.
1	Scots Pine *Pinus slyvestris*	11.0m	350mm	5.5m –W 3.0m- E 5.0m - N 3.8m – S	2.8m	Semi - mature	Moderate - vigour. Moderate quality, uneven crown in a sloping grassed area in close proximity to adjacent trees, some previous work to thin out the trees and remove them has previously been carried out as part of the management of the site. Good to moderate visual amenity, visible from within the curtilage of the site and adjacent rear gardens.	Uneven canopy suppressed by adjacent trees and over-extended to the west. Self set Holly and Elder at the base.	Continue management to improve shape and quality of tree. Monitor self set trees at bole and remove as not sustainable in this location.	20-40 years	Blue
2	Scots Pine *Pinus slyvestris*	5.0m	240mm	2.8m –W 2.0m- E 2.8m - N 2.0m – S	2.5m	Semi-mature	Moderate - vigour. Moderate quality, uneven crown in a sloping grassed area in close proximity to adjacent trees, some previous work to thin out the trees and remove them has previously been carried out as part of the	Uneven canopy suppressed by adjacent trees and over-extended to the west.	Continue management to improve shape and quality of tree.	20-40 years	Blue

							management of the site. Good to moderate visual amenity, visible from within the curtilage of the site and adjacent rear gardens.				
3	Scots Pine *Pinus slyvestris*	13.0m	470mm	5.0m –W 3.0m- E 5.0m - N 4.5m – S	2.7m	Semi - mature	Moderate - vigour. Moderate quality, uneven crown in a sloping grassed area in close proximity to adjacent trees, some previous work to thin out the trees and remove them has previously been carried out as part of the management of the site. Good to moderate visual amenity, visible from within the curtilage of the site and adjacent rear gardens.	Uneven canopy suppressed by adjacent trees and over-extended to the west. Overhanging branches have been hard pruned back on the Eastern side	Continue management to improve shape and quality of tree.	20-40 years	Blue
4	Hawthorn *Crataegus monogyna* *Multi-stem at 750mm*	7.0m	750mm approx. o/a (access limited)	1.0m –S 2.7m- N 5.0m - W 4.0m – E	300mm	Mature	Moderate – high vigour. Low quality, spreading tree in a sloping grassed area adjacent to a fenced boundary. Low visual amenity visible from within the curtilage of the site and access driveway.	Poor quality uneven spreading tree, hard cut back on the northern side	Sustained management to improve shape and quality	10-20 years	Grey

5	Cherry *Prunus*	9.0m	210mm	2.8m –S 2.3m - N 3.0m - W 2.8m - E	2.4m	Mature	Moderate vigour. Moderate to high quality, spreading tree in a sloping grassed area adjacent to a fenced boundary. Moderate to high visual amenity visible from within the curtilage of the site and neighbouring site	Large uneven spreading canopy tree, leans to the west, broken branch at 3.2m, partially suppressed by adjacent trees and fencing.	Monitor broken branch and management to improve shape and quality	20-30 years	Blue
6	Cherry *Prunus* *Multi-stem*	3.7	600mm o/a	1.2m –S 0.8m - N 0.8m - W 1.6m - E	300mm	Young	Moderate vigour. Moderate quality, spreading tree in a sloping grassed area adjacent to a fenced boundary. Moderate to high visual amenity visible from within the curtilage of the site and neighbouring site	Uneven spreading canopy tree, partially suppressed by adjacent trees and fencing.	Management to improve shape and quality	20-30 years	Blue

Table 1- CASCADE CHART FOR TREE QUALITY ASSESSMENT

Trees for Removal				
Category and definition **Category R**	**Criteria**			**Identification on plan.**
"Those trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management."	• 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 R category trees. • Trees that are dead or are showing signs of significant, immediate and irreversible decline. • Trees that are infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			Coloured dark red.
There are no trees in this category	• Trees whose location is unsustainable and their removal will benefit adjacent trees.			
Trees Considered for Retention				
Category and definition	**Criteria - Subcategories**			**Identification on plan.**
	1. Mainly arboricultural values.	**2. Mainly landscape values.**	**3. Mainly cultural values including conservation.**	
Category A "Those of high quality and value: in such condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)"	"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."	"Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance, eg avenues."	"Trees, groups or woodlands of significance to conservation, historical, commemorative or other value. Eg veteran trees or wood-pasture."	Green
There are no trees in this category				

Category B "Those of moderate quality and value: in such condition as to be able to make a substantial contribution (a minimum of 20 years is suggested)"	"Trees that might be included in the high category, but are downgraded because of impaired condition. (eg Presence of remediable defects including unsympathetic past management and minor storm damage.)"	"Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features. (eg trees of moderate quality within an avenue that includes better A category specimens) or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality."	"Trees with clearly identifiable conservation or other cultural benefits."	Mid blue.
Tree 1 Scots Pine - *Pinus slyvestris* Tree 2 Scots Pine - *Pinus slyvestris* Tree 3 Scots Pine - *Pinus slyvestris* Tree 5 Cherry – *Prunus* Tree 6 Cherry – *Prunus*	• Trees to be retained, with continued maintenance and management for the site.			
Category C "Those of low quality and value: currently in adequate condition to remain until new planting could be established, (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm."	"Trees not qualifying for 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 very limited conservation or other cultural benefits."	Grey
Tree 4 - Hawthorn - *Crataegus monogyna*	• The shape and condition of the tree will require ongoing management and monitoring to ensure its longevity and improve its visual amenity			

RECOMMENDATIONS FOR THE PROTECTION OF RETAINED TREES

Where existing trees adjacent to the development are to be retained they shall be protected throughout the course of the works. The root protection area around the trees will be protected by temporary fencing installed prior to the commencement of any construction works within this area, in accordance with BS 5837.

All works within the RPA will be carried out with care by hand to minimize potential damage to the tree. All construction traffic and materials will be confined to hard surfaced areas.

The temporary fencing will be partially removed to allow for the works to progress but will be reinstated whenever there is a pause in any operations within the RPA to minimize compaction or disturbance.

Soft areas within the RPA where disturbed by the works will be carefully broken up using hand tools. Sufficient base material will be removed to allow replacement with clean topsoil mixed 50:50 with mycorrhizal compost. The ground level will be topped up with soil / compost mix to marry in with existing ground levels and will be grass seeded.

The protective fencing will be removed on completion of the works. The retained trees will be a fundamental part of the new landscape scheme and will continue to be managed in accordance with the existing management plan for the whole site. Any final minor surgery or light pruning will be undertaken to ensure balance and form suitable for the new development.

Root Protection Table

Diameter at 1.5m above ground level.	**Area of protected porous ground needed concentric to the bole of the tree.**
150mm	10.18m^2
200mm	18.10m^2
250mm	28.28m^2
300mm	40.72m^2
400mm	72.39m^2
500mm	113.112m^2
600mm	162.88m^2
700mm	221.70m^2
750mm	254.502m^2
800mm	289.57m^2
900mm	366.48m^2
1m	452.45m^2

Root Protection Area Table for multi-stemmed or trees forked below 1.5m.

Basal Diameter at the ground level.	**Area of protected porous ground needed concentric to the bole of the tree.**
200mm	12.57m^2
300mm	28.28m^2
400mm	50.27m^2
500mm	78.55m^2
600mm	113.11m^2

700mm	153.96m^2
800mm	201.09m^2
900mm	254.50m^2
1m	314.20 m^2
1.1m	380.18 m^2
1.2m	452.45



Looking across the site to the north-east

CONCLUSION.

Works to form the proposed dwelling will not affect the existing trees to the boundaries of the site to maintain the mature screening surrounding much of this part of the site.

It is proposed that further planting be introduced along the eastern boundary shared with 'Hillside' to provide further height and screening to the existing Ligustrum boundary hedge. Planting here will include Silver Birch, Rowan, Beech and Cherry.

Existing trees will be protected during the works. A detailed landscaping scheme contiguous to the proposed dwelling is to be carried out, which will enhance the existing trees and shrubs as well as those of neighbouring properties, whilst also maintaining existing habitats.

Further hedgerow planting will be introduced to divide the current site and provide additional screening, maintaining privacy and providing opportunities for wildlife.

Any areas of the construction works which fall within the protection zone of trees will be carried out in accordance with BS 5837, Revised September 2005. On completion of the works all rubble will be removed, voids backfilled with topsoil and all disturbed areas hand cultivated and replanted with shrubs or grass seeded.