Arboriculture Impact Assessment

Project:

Summerville,
Hargate Drive,
Hale WA15 0NL

Date:

June 2021

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com

Disclaimer:
Unless otherwise stated, tree inspections have been undertaken from ground level and using non-invasive techniques only. Comments upon the condition and safety of any tree relate to the condition of the tree at the time of the survey. It should be recognized that tree condition is subject to change due to, for example, the effects of disease, wind or nearby development works. Changes in land use are also significant in respect of risk assessment. Trees should therefore be inspected at intervals relative to identified site risks.

Copyright & Non-Disclosure Notice:
The content and layout of this report are subject to copyright owned by MPTrees save to the extent that copyright has been legally assigned to us by another party or is used by MPTrees under license. This report may not be copied or used without our prior written agreement for any purpose other than the purpose indicated.

Third Parties:
Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by MPTrees at the instruction of, and for use by, our Client, named within the report. This report does not in any way constitute advice to any third party who is able to access it by any means and MPTrees and excludes, fully lawfully permitted, all liability whatsoever for any loss or damage arising from reliance on the content of this report.

Contents

1.0 Introduction

1.1 MPTrees have prepared this Arboriculture Impact Assessment (AIA) further to the instructions of Belmont Homes, who seek planning consent for development at 8 Hawley Drive, Hale barns, Altrincham, hereafter referred to as the application site or the site.

1.2 The purpose of this AIA is to provide an assessment of the existing arboricultural resource on the application site, and of the significance of the potential impacts of the application proposal on the resource.

1.3 To assess the significance of the potential impacts of this proposal, all trees on the application site were surveyed by a qualified surveyor using ground based, non-invasive, visual survey techniques. The surveyor recorded the baseline arboricultural conditions present in accordance with British Standard 5837: 2012 *Trees in relation to construction – Recommendations*. The full tree survey details recorded in the format recommended by BS5837: 2012 can be found at appendices 1 and 2 of this report.

2.0 Site Description

2.1 The application site is in a residential setting and consists of a detached property set in formally landscaped grounds. There are a variety of both native and non-native trees on and adjacent site. The current site layout and the location of all trees surveyed for this assessment can be seen on plan MPT217.01.21 at appendix 1.

3.0 Application Proposal

3.1 Belmont Homes seek planning approval for the demolition of the existing dwelling on site and the construction of a new detached residential dwelling with associated hard and for landscaping. The proposed site layout and the location of all trees recommended for retention can be seen at appendix 3.

4.0 Impact Assessment

4.1 As can be seen on drawing MPT217.02.21 at appendix 3, the application proposal will require the removal of; 5no. individual trees categorised as category B2 as per Table 1 of BS5837:2012, 1no. category C2 individual tree, and two groups of category C2 trees.

4.2 The removal of trees T4 and T5 will have a minor negative impact on the local streetscape and on the arboriculture resource present on site. The removal of all other trees will have a negligible impact on the local streetscape as they are situated in internally to site and offer limited visual amenity benefit value. With regards to the Leylandii trees in groups G1 and G3 that are proposed for removal, although they are of poor quality, they do offer a certain level of screening to site. Overall, the removal of trees for development will have a minor negative impact on the arboriculture resource on site.

4.3 As can be seen on drawing MPT217.02.21 at appendix 3, the new dwelling and garage is proposed within the Root Protection Area of trees T13, T14, T15 and G4. The construction of new foundations will result in root damage to these trees. In addition, the erection of scaffolding and the passage of men and machines within the RPA will result in further root damage and loss through ground compaction. The root damage and loss to these trees will have a moderate to major negative impact on these trees and will lead to a decline in their condition and safe useful life expectancy.

4.4 To mitigate potential root loss, foundations for the new dwelling and garage within retained trees RPA must be constructed using mini plies and ground beams to remove the requirement for excavations.

4.5 To mitigate any further root damage and/or loss to retained trees, tree protection barriers conforming to section 6.2.2 of BS5837: 2012 must be installed before the start of demolition activities, and maintained for the duration of construction activities, in the locations recommended on the draft tree protection plan at appendix 3 of this report. Areas protected by fencing must be exclusion zones to all demolition and construction activities, including the storage of materials or the discharge of waste, unless otherwise agreed by Trafford Council.

4.6 In addition to tree protection barriers there will be a requirement to install ground protection, in accordance with section 6.2.3 of BS5837:2012, in those areas of RPA outside of tree protection fencing. Fencing will need to be set back from the proposed new build line to facilitate scaffolding and passage of men and machines and ground protection must be installed before the start of demolition activities, and maintained for the duration of construction activities, in the locations recommended on the draft tree protection plan at appendix 3 of this report.

5.0 Conclusions & Recommendation

5.1 The application proposal will have a minor to moderate negative impact on the arboriculture resource present on site. To mitigate this impact and potentially have a minor to negligible impact, there will be a requirement for an Arboriculture Method Statement (AMS) to be agreed by all relevant parties before the start of any development activities on site.

5.2 Any AMS should detail all relevant tree protection measures and construction methods, designed to reduce potential root loss and damage.

5.3 Providing that an appropriate AMS is agreed and implemented there are no arboricultural reasons why planning permission cannot be granted for this application.

5.4 A Landscape scheme has been provided for this application proposal that includes the planting of new trees of a variety of species. Drawing MPT217.02.21 at appendix 3 provides detail of proposed trees. Providing that these trees are planted in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces) and BS 8545:2014 *Trees: from nursery to independence in the landscape – Recommendations*, there is the potential for the impact of the application on the arboriculture resource on site to be assessed as negligible to minor beneficial.

MPTREES

Appendix 1

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.
DO NOT SCALE FROM THIS DRAWING AS PRINTING MAY DISTORT THE SCALE. WORK FROM FIGURED DIMENSIONS ONLY

LEGEND

- Category A Trees as per Table 1 BS5837: 2012.
- Category B Trees as per Table 1 BS5837: 2012.
- Category C Trees as per Table 1 BS5837: 2012.
- Nominal Root Protection Area as per BS5837: 2012.

Notes:

- T3, T5 and T19 positions approximate, plotted visually.
- Plan to be read in conjunction with MPTrees BS5837:2012 Trees Survey Data Tables,Somerville, June 2021

	MP	CS	MP		
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.		MPT217.01.21			24.06.21

MPTREES
101 Marsden Ave., St Helens, Merseyside, WA10 4DY
Tel: 01744 604250 / 07575360202
e-mail: matthew@mptrees.com
www.mptrees.com

CLIENT:
Belmont Homes

LOCATION:
Somerville, Hale

DRAWING TITLE:
Tree Constraints Plan

SCALE:
1:200 @ A1

MPTREES

Appendix 2

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com

MPTREES
101 Marsden Avenue, St Helens, Merseyside, WA10 4DY. t:01744604250 m:07575360202 e:matthew@mptrees.com
MPTrees.com

BS5837: 2012 Tree Data Tables

Site: Somerville, Hale

Date: 14/06/2021

Key:

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)

Ht: Height of tree/group of trees measured in meters (to nearest 0.5m)

Species: Common name used

Stem DBH: Diameter at Breast Height measured at 1.5m above ground level (in mm to nearest 10mm)].

RPA Area & Radius: Root Protection Area dimensions in m2/m

Branch Spread: in meters to each of the four cardinal points (to nearest 0.5m)

Crown Cl.: Canopy ground clearance (to nearest m)

Age Class: Y=Young, SM=Semi Mature, EM=Early Mature, M=Mature, FM=Fully Mature, D=Dead

Observations and Recommendations: General observations and preliminary recommendations made in respect of known/intended use of the site

Est. (yrs): Estimated remaining contribution in years

Cat.: Tree Category in accordance with Table 1 of BS5837: 2012

T. No	Species	Ht.	Stem DBH	RPA Area & Radius	Branch Spread				Crown Cl.	Age Class	Observations & Recommendations	Est. Yrs	Cat.
					N	S	E	W					
T1	Magnolia	3	300	40.71504 3.6	3	3	3	3	2	EM	Low open spreading crown. Growing on raised bed with slope to west. Remove for development.	40	B2
T2	Lawson Cypress	5	180	14.65741 2.16	1	1	1	1	0	EM	Multi stem with bark wounds. Growing in raised bed with concrete path at base to east. Remove for development.	40	B2
T3	Fastigate Yew	4	100	4.523893 1.2	1	1	1	1	0	SM	Growing on raised lawn with concrete path at base to west 30cm lower. Remove for development.	100	C1
T4	Robinia	12	420	79.80148 5.04	2	4	4	4	5	M	Grown in dense shrub bed. Concrete path 75cm lower at 1m to west. Remove for development.	40	B1
T5	Laburnum	8	450	91.60884 5.4	2	2	1	2	3	M	Multi stem at base. Concrete path 1m lower at base to east. Remove for development.	20	B2
T6	Nootka Cypress	11	390	68.80842 4.68	3	3	3	3	2	EM	Growing in dense shrub bed. Retain and protect to BS5837:2012	60	B2
H1	Privet	3		0 0 0	2	2	2	2	0	M	Privet along boundary with cherry laurel screen.	40	C1
T7	Norway Maple	260	260	30.58152 3.12	4	3	3	2	2	EM	Growing in raised shrub bed. Retain and protect to BS5837:2012	40	B2
T8	Ash	14	560	141.8693 6.72	5	5	5	5	4	M	Pruning wounds. At edge of lawn with raised bed behind. Upper canopy visible from road. Retain and protect to BS5837:2012	40	B2
T9	Yew	7	620	173.8985 7.44	4	4	4	4	0	M	Root loss and damage at base to west where new boundary fence and yew hedge planted by neighbours. Retain and protect to BS5837:2012	100	B1
H2	Cherry laurel, privet	3		0 0 0	2	2	2	2	0	M	Privet along boundary with laurel screen. Some young natural regeneration of cherry and beech.	40	C1

T10	Beech	14	380	65.32502 4.56	4	3	4	4	3	EM	Root loss and damage at base to west where new boundary fence and yew hedge planted by neighbours. Dieback in canopy to north west from root loss. Potential for instability issues. Monitor. Retain and protect to BS5837:2012	60	B1
G1	Leylandii	16	420	79.80148 5.04 1.008	2	2	2	2	0	EM	Old hedge line left to grow. Provides some screening. Remove for development.	60	C2
T11	Scots pine	16	530	127.0762 6.36	2	4	2	2	3	EM	Good form and condition. Dense laurel and holly along boundary. Retain and protect to BS5837:2012	60	B2
G2	Leylandii	16	390	68.80842 4.68	2	2	2	2	0	EM	Recommend removing to give space to tree 11.	60	C2
T12	Sycamore	17	500	113.0973 6	5	5	2	2	5	M	Off site in neighbouring back garden. Retain and protect to BS5837:2012	60	B2
T13	Sycamore	17	490	108.6187 5.88	5	5	2	2	5	M	On boundary line. Dense ivy. Canopy orientation north south. Retain and protect to BS5837:2012	60	B2
T14	Sycamore	16	430	83.64679 5.16	1	4	3	1	6	M	Leaning south east. Suppressed. Poor form. Canopy all to south. Retain and protect to BS5837:2012	60	B2
T15	Sycamore	16	400	72.38229 4.8	4	3	3	3	3	M	On boundary line. Dense ivy. Retain and protect to BS5837:2012	60	B2
G3	Leylandii	16	400	72.38229 4.8	2	2	2	2	0	EM	Linear group provides some screening. Young hawthorn and Rowan at east end of group. Remove for development.	60	C2
G4	Leylandii	16	400	72.38229 4.8	2	2	2	2	0	EM	Linear group provides some screening. Dead lower branches to south. Retain and protect to BS5837:2012	60	C2
H2	Leylandii	4	150	10.17876 1.8	2	2	2	2	0	EM	Formal clipped hedge. Remove for development.	60	C2
T16	Leylandii	5	540	131.9167 6.48	2	2	2	2	0	M	Topped at 5m. Existing gravel drive at base to west. Remove for development.	40	C1
T17	Red Oak	18	800	289.5292 9.6	6	6	6	6	4	M	Previously crown reduced at 8m with vigorous regrowth. Ganoderma at base of main stem to north. Monitor condition. Retain and protect to BS5837:2012	60	B1
H3	Privet	3		0 0 0	1	1	1	1	0	M	Boundary hedge.		C1
H4	Privet	2		0 0 0	1	1	1	1	0	M	Boundary hedge.		C1
T18	Holly	6	240	26.05763 2.88	2	2	2	2	3	EM	Boundary tree leans south. Retain and protect to BS5837:2012	60	B1
T19	Silver birch	7	180	14.65741 2.16	1	1	1	1	1	SM	Previously topped at 2m with new leader regrowth. Retain and protect to BS5837:2012	40	C1

MPTREES

Appendix 3

MPTrees
101 Marsden Avenue, St Helens, Merseyside WA10 4DY
t: 01744604250, m: 07575360202, e: matthew@mptrees.com, www.mptrees.com

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.
DO NOT SCALE FROM THIS DRAWING AS PRINTING MAY DISTORT THE SCALE. WORK FROM FIGURED DIMENSIONS ONLY

LEGEND

- Category A Trees as per BS5837: 2012 proposed for retention / removal.
- Category B Trees as per BS5837: 2012 proposed for retention / removal.
- Category C Trees as per BS5837: 2012 proposed for retention / removal.
- Nominal Root Protection Area as per BS5837: 2012 of trees proposed for retention / removal.
- Tree Protection Fencing as per section 6.2.2 BS5837: 2012.
- Ground Protection as per section 6.2.3 BS5837: 2012.

Notes:

- T3, T5 and T19 positions approximate, plotted visually.
- Plan to be read in conjunction with MPTrees BS5837:2012 Trees Survey Data Tables,Somerville, June 2021

	MP	CS	MP		
VERSION	DRWN	CHKD	REVD		DATE
DRAWING NO.		MPT217.02.21			24.06.21

MPTREES
101 Marsden Ave., St Helens, Merseyside, WA10 4DY
Tel: 01744 604250 / 07575360202
e-mail: matthew@mptrees.com
www.mptrees.com

CLIENT:
Belmont Homes

LOCATION:
Somerville, Hale

DRAWING TITLE:
Draft Tree Protection Plan

SCALE:
1:200 @ A1