

Site Tree Appraisal

34 Sandy Lane, Romiley, Stockport SK6 4NH

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



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INDEPENDENT ARBORICULTURAL CONSULTANCY

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34 Sandy Lane, Romiley, Stockport SK6 4NH:

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.

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1. Introduction:

1.1 This tree survey has been commissioned by Views.

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 Views to inspect the significant trees on and adjacent to the site that may be affected by the proposed property change of use 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 change of use 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:** Views provided me with the following documents:

- *Create it Studios Ltd Location Plan & Existing Site Plan A1474(01) AP001 revP1*
- *A1474(01) AP001*
- *A1474(02) AP002*
- *A1474(03) AP003*
- *A1474(04) AP004*
- *A1474(05) AP005*

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 change of use (which will include a small building extension) 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 12th September 2023. All my observations were from ground level without detailed investigations and all dimensions were measured using a diameter tape and laser measure, heights were measured using a clinometer. If access was restricted measurements were estimated. The weather at the time of inspection was dry and overcast, visibility was acceptable.

2.2 Brief site description: 34 Sandy Lane is a sizable detached Victorian building, recently used as a 9-bed community-based rehabilitation hospital for adults with complex and enduring mental health needs. Access to the property is via a tarmac driveway off Sandy Lane, which runs along the north elevation of the building. This driveway is shared with the adjacent neighbouring apartment block, who use it to access their two blocks of pre-fab garages toward the east side of number 34. Number 34 has 3 hardstanding carpark bays to the south east corner of the building, accessible from the main north driveway. The front, west side of the number 34 building, is also hardstanding; part tarmac and part gravel. There is space here to park 4 motor cars, therefore, the property has 7 parking bays in total. The significant trees on the site are to the west, south and east sides of the building. There are numerous other trees to the north side of the main driveway, these appear to be under ownership of the adjacent apartment block.

2.2.1 Site Aspect and Topography:

- The house front is west facing.
- The site is broadly level with no significantly raised features. However, there is a small gentle slope downwards to the 3 parking bays at the south east corner of the building.

2.2.2 Preliminary Geological Information:

Soil Texture:	Loamy Clay
Soil pH:	Acid
Drainage:	Impeded Drainage
Fertility:	Low
Carbon:	Medium
Drains to:	Stream Network

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

2.2.3: Tree Protection Status: According to a recent Local Authority Arb Officers Report, the trees on the site are protected by a Tree Preservation Order (TPO). It does not confirm if the property is in a Conservation Area or not.

2.3 Identification and location of the trees: The locations of the significant trees are illustrated on the Tree Constraints Plan *RTS/12092023/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 convert the building’s change of use into a 22-bedroom HMO to be operated by Manchester Council. At this stage I have not been made aware of the need to alter or install new underground drains or other utility services, apart from a proposed Electric Vehicle charging point at the front.

3.3 The proposed change of use will involve a small two-storey extension to the rear south east corner of the building. The remaining building works are to be internal renovations. The intention is to retain parking for 7 vehicles, but with some alteration of the parking bay layouts at the front of the building. The front parking bay layout will require removal of oak tree T2. T2 is anticipated to have limited longevity irrespective of the development proposal due to root decay by Spindle Shank Fungus (see photo 01). Crown die-back suggests that the decay has compromised root viability (photo 02). New replacement tree planting to mitigate the loss of T2 is suggested in the Recommendations, section 5 of the report. There is no intention to alter the existing hardstanding driveway and pathway surfaces. Also proposed is demolition of the timber clad garden room adjacent to the south elevation of the main building. Removal of the timber clad garden room is to allow space for a sizable cycle canopy and dustbin storage area to be sited on a new paved surface. To facilitate this paved area, it will be necessary to remove the small holly tree T7. T7 is a small tree with limited visual amenity (photo 03), its removal is not expected to negatively affect the visual amenity of the area. The new paved cycle area and carpark bays, given that they will be within the calculated root protection areas (RPA) of trees T3, T4 and T5, should be laid on a no dig subbase. It is recommended that the subbases be a cellular confinement system; e.g., Wrekin ProtectaWeb. Given that the cycle and dustbin areas will solely be required for pedestrian use, 75mm ProtectaWeb may suffice. The carpark subbase, for vehicle use, should use 100mm ProtectaWeb; please consult the manufactures recommendations. The ProtectaWeb subbase and final surface paving is to be laid on the existing ground level and strictly follow the manufactures instructions, no more than a 50mm skim depth of the existing turf or gravel surface should be removed. Skimming of the ground surface here may be undertaken using a mini excavator with a wide bucket. The excavator, however, when on soft ground should be tracked on temporary load bearing mats (e.g., 40mm TuffTrak pads).

Proposed Tree Removal

Cat A		
Cat B		
Cat C	1	T7
Cat U	1	T2

3.4 The proposed small two-storey extension will overlap the RPA of T5 and T6 by a very small amount (approximately 24 square metre overlap of T5 and T6 to a lesser extent). Given the total RPA of T5 being 387 square metres this amounts to a 6.2% overlap of the RPA. Due to this very minimal overlap of the RPAs, together with the fact that all the remaining sections of the RPAs 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 trees. Contractor activity and material deliveries will take place over the RPA of a number of the retained trees; however, these areas are currently used for vehicle access and parking. The existing hard surfaces, therefore, will afford protection for the underlying tree roots and soil structure.

- 3.5** Lime T3 in a soft ground area to the south west of the building front. In order to deter contractor access and building material storage in this vulnerable area, temporary protective tree fencing is recommended. For the same reason, temporary protective tree fencing around the soft ground area to the east side of T6 is also recommended. The protective fencing specifications are noted in the Recommendations, section 5 of the report. Trees T4 and T5 are growing in soft ground areas, however, these are beyond the existing wany-lap and concrete post fence, which is to be retained. The existing wany-lap fence, therefore, will deter contractor from accessing the soft ground areas of the trees' RPAs.
- 3.6** To facilitate access and installation of the protective tree fencing, minor crown lift pruning is recommended to trees T3 and T6. The pruning specifications are noted in the Recommendations, section 5 of the report.
- 3.7** There is a proposal to install an electric vehicle charging point at the front of the building. The underground supply cable to the charge point will have to pass through the RPA of T3. The most appropriate route for the underground supply cable should be discussed with the arboriculturist prior to its installation. Excavator trenching in the tree RPA should be avoided. All trench digging here should be undertaken using hand held tools only with the assistance of an airspade. Ideally any tree roots that are exposed should be left intact and the cable ducting passed underneath the roots. Small roots less than 25mm diameter, if required, may be pruned using sharp secateurs. If tree roots greater than 25mm need to be cut, advise from the arboriculturist should be sought.

4 CONCLUSIONS:

- 4.1** The proposed change of use to the property with its small extension, given the recommended temporary protective fencing, should have no effect on the existing trees of the site. Very minor tree works are required to facilitate the proposal, therefore, there will be no real arboricultural alteration to the visual amenity of the locale.
- 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 (AMS);

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
T3	Prune off the epicormic sucker growth from the trunk up to a height of approximately 3 metres from ground level and remove the lower 2 metres of ivy from the trunk, taking care not to damage the underlying bark. Prune from the crown dead branches that are greater than 50mm diameter.	Prior to any other site works
T6	Cut the ivy stems on the ash trunk and remove the lower 3 metres of ivy from the trunk, so that the upper ivy parts die off, again taking care not to damage the underlying bark. Prune back the adjacent small hawthorn branches that overhang the hardstanding, back to the driveway / parking area edge, (photo 04).	Prior to any other site works
T2 and T7	Fell to ground level and grind out the remaining stumps.	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 property development and change of use. 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 *RTS/12092023/TPP 002*; the protective fencing should be: - 2 metre 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 construction exclusion zone (CEZ); keep out.

5.3 Upon completion of the above arboricultural works and erection of the protective fencing property renovation works may proceed following the guidance of AMS. Only on completion of all building activity and at the final stages of the project, to facilitate the front parking bays, 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. Also, prior to pouring concrete for the rear extension foundations the trench should be lined with a visqueen membrane. This is to avoid contamination of the surrounding soil from the toxic effect of uncured concrete.
- 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.
- 5.7** Siting of cabins and storage of building materials should be outside of the CEZ. Any proposal to install cabins or store materials within a CEZ should be agreed with the appointed arboriculturist and the Local Planning Authority prior to such installation.
- 5.8** A project arboriculturist should be appointed to ensure that compliance with tree protection requirements is upheld. The appointed arboriculturist should be an individual acceptable to the local authority. They must have a good understanding of the project requirements and be suitably qualified to understand the hazards associated with development near trees. They should work closely with the site manager, and have the authority to stop works until any major issues which could affect the retained trees have been resolved. They should keep the local authority updated at each stage of the project, including reporting of any unexpected issues which could affect the trees that are being retained. I can offer this service, or advice on the selection of a suitably qualified and experience individual.
- 5.9** Replacement tree planting. To mitigate removal of T2 the proposal is to plant one; *Quercus robur* 'Fastigiata' 12cm-14cm girth standard tree at the location illustrated on the Tree Protection Plan RTS/12092023/TPP 003. To be planted on completion of all building activity.

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.

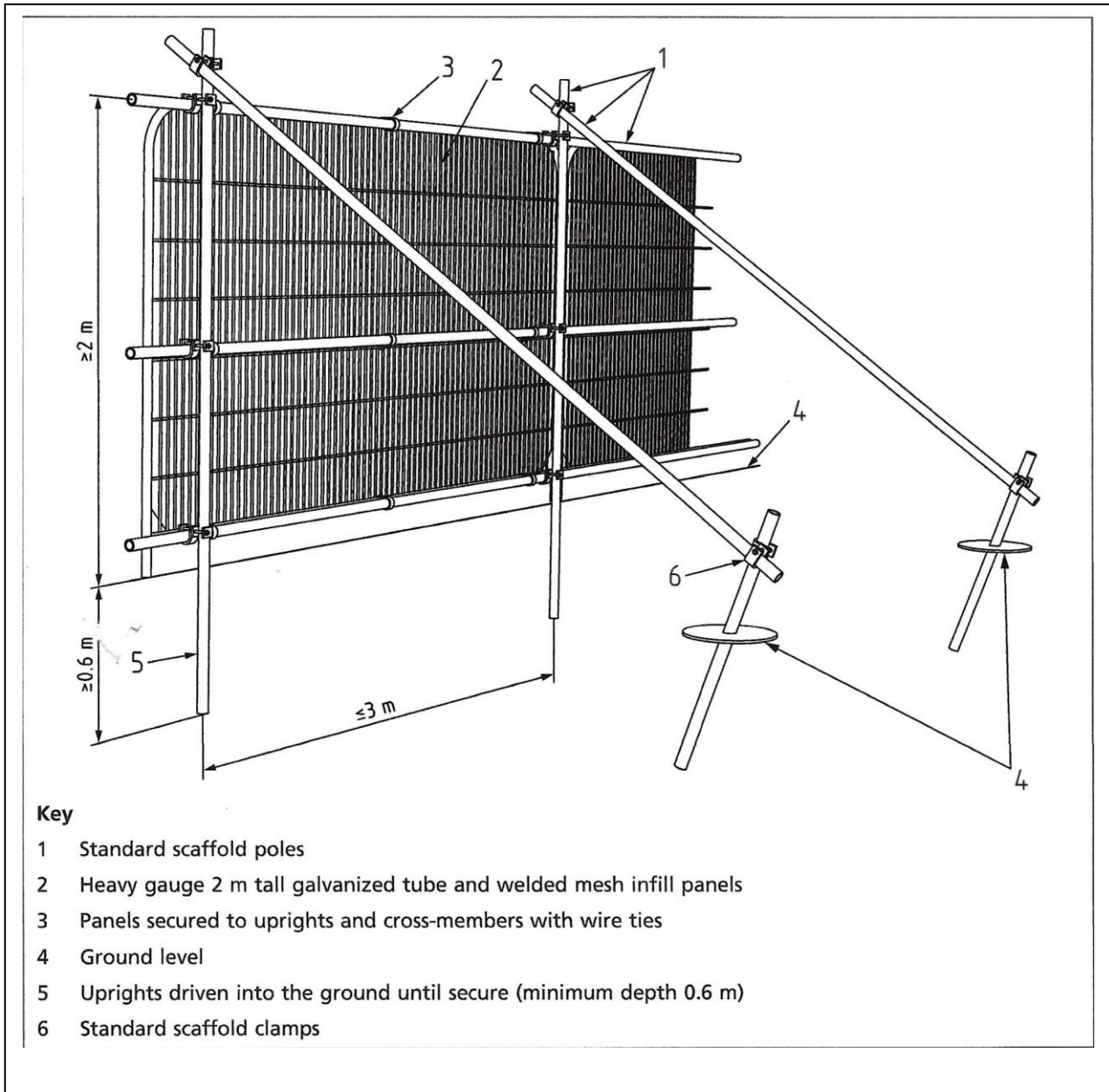
Appendix 4

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.

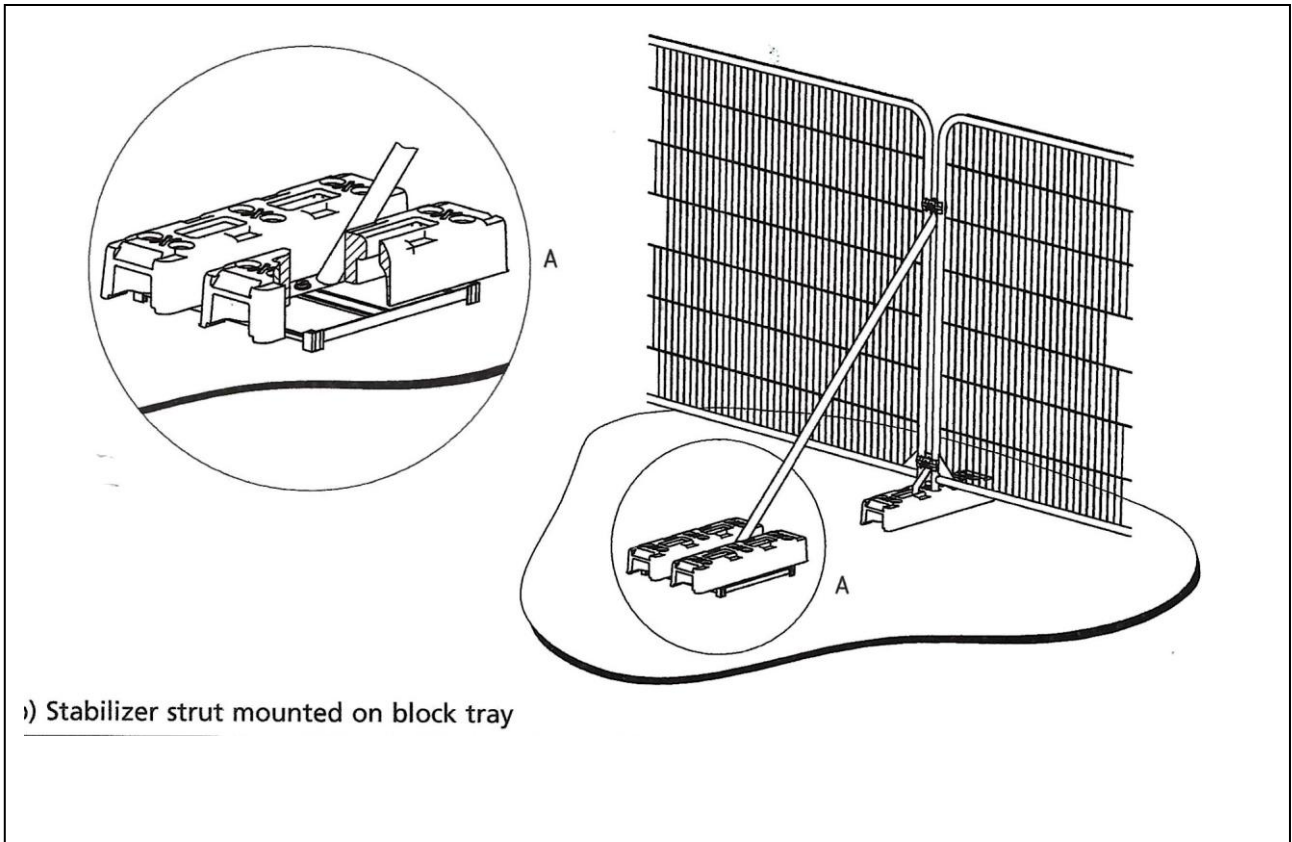
Appendix 5 (A)

Protective Fencing Specification



Appendix 5 (B)

Protective Fencing Specification



›) Stabilizer strut mounted on block tray

Appendix 6

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	Lime <i>Tilia x europaea</i>	<u>17.0</u> 4.0	620	N – 5.0 S – 8.0 E – 7.5 W – 8.0	<u>2.0</u> E	Mature	Good	7.4	172	B1	Neighbour's tree; minor dead branches in the crown; ivy ascending the trunk; The tree is close to the boundary earth retaining wall.
T2	Oak <i>Quercus robur</i>	<u>8.5</u> 3.5	530	N – 5.5 S – 5.0 E – 5.5 W – 5.0	<u>4.0</u> W	Mature	Fair to Poor	6.3	124	U	Slight low vigour; the tree is located in a small planting pit within the tarmacadam driveway area; Spindle Shank fungus (<i>Collybia fusipes</i>) noted at the trunk base.
T3	Lime <i>Tilia x europaea</i>	<u>18.0</u> 3.5	680	N – 7.0 S – 6.5 E – 7.0 W – 7.0	<u>3.0</u> W	Mature	Good	8.1	206	A1	Minor dead branches in the crown; ivy beginning to ascend the trunk
T4	Oak <i>Quercus robur</i>	<u>13.0</u> 8.0	750	N – 6.5 S – 3.5 E – 4.0 W – 5.5	<u>8.0</u> N	Mature	Good	9.0	254	C1	High tree crown above ground level; located beyond the internal wany-lap fence. Some branch die-back in the upper crown area.
T5	Oak <i>Quercus robur</i>	<u>22.0</u> 9.0	930	N – 8.0 S – 10.0 E – 7.5 W – 8.0	<u>4.0</u> S	Mature	Good	11.1	387	A1	Minor dead branches in the crown; ivy beginning to ascend the trunk
T6	Ash <i>Fraxinus excelsior</i>	<u>18.0</u> 6.0	600	N – 10.5 S – 6.5 E – 5.0 W – 7.0	<u>6.0</u> N	Mature	Fair	7.2	162	C1	Dense ivy growth on the tree; slight crown asymmetry.
T7	Holly <i>Ilex aquifolium</i>	<u>3.0</u> 1.0	90	N – 1.0 S – 1.5 E – 1.0 W – 1.0	<u>1.0</u> S	Young	Fair	1.0	3.1	C1	Small garden tree

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.

Identification on the plan

Dark Red

Light Green

Mid Blue

Grey

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:

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:

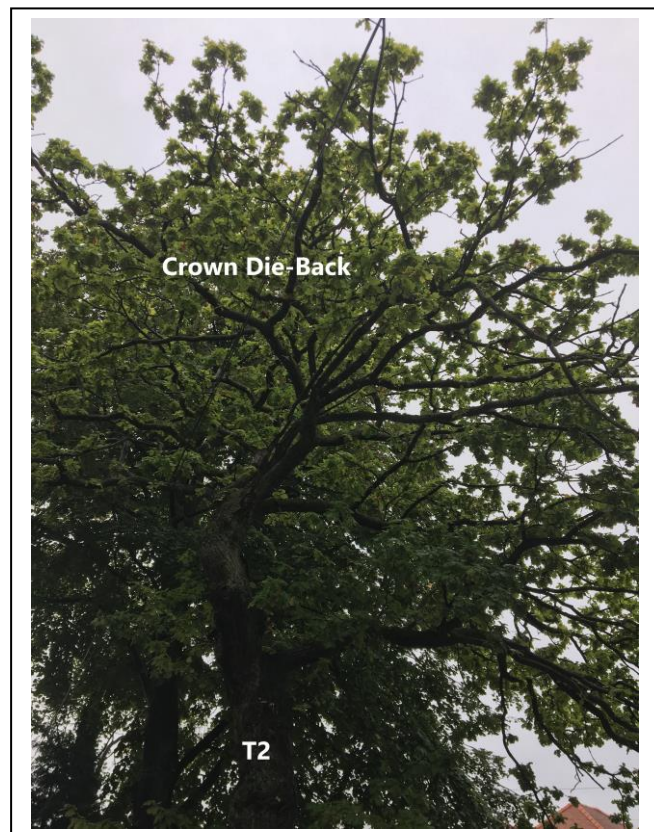


Photo 03:



Photo 04:

