

# Ascerta

Landscape, Arboricultural & Ecological Solutions  
for the Built Environment

---

## Preliminary Arboricultural Impact Assessment

---

Ryebank Fields  
Chorlton  
Manchester  
M21 9WW

---

Ref: P.1254.19

---

June 2020

---

**Ascerta**

Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG  
T: 0845 463 4404 F: 0845 463 4405 E: [info@landscapetreesecology.com](mailto:info@landscapetreesecology.com)  
[www.landscapetreesecology.com](http://www.landscapetreesecology.com)

**P.1254.19**

**Arboricultural Impact Assessment**

**Ryebank Fields  
Chorlton  
Manchester  
M21 9WW**

**For**

**Cushman & Wakefield  
No.1 Marsden Street  
Manchester  
M2 1HW**

**June 2020**

<b>Field Work by</b>	Helen Millner
<b>Document Author</b>	Helen Millner
<b>Technical Review</b>	Alistair McLeod
<b>QA Review &amp; Approval</b>	Ciaran Power - Office Manager

## **Contents**

	<b>Page</b>
1.0 Introduction.....	- 3 -
2.0 Planning Policy & Relevant Legislation .....	- 3 -
3.0 Survey & Survey Methodology .....	- 4 -
4.0 Potential Arboricultural Impacts .....	- 5 -
5.0 Tree Protection Measures.....	- 6 -
6.0 Conclusions & Recommendations .....	- 7 -
7.0 References .....	- 8 -

**Appendix 1      Tree Data Tables in accordance with Table 1 of BS5837: 2012**

**Appendix 2      Drawing P.1254.19.01 *Tree Survey & Preliminary Constraints Plan***

**Appendix 3      Specification for Tree Protection Barrier BS3837:2012**

## **1.0 Introduction**

- 1.1** Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent Ryebank Fields, Chorlton, Manchester, M21 9WW and to assess the potential impact of the approved Development Framework as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.
- 1.2** The site was visited on 21<sup>st</sup> November 2019 by Helen Millner, a competent and qualified arboriculturist with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012.
- 1.3** This report presents the results of the tree survey and provides a preliminary assessment of the potential impacts a future development of the site may have to existing trees. The report includes recommendations and highlights potential constraints to the tree cover within the site. The aim is to mitigate any potentially negative effects the development may have on tree cover within the local landscape.
- 1.4** The approved Development Framework proposals will deliver a range of appropriate residential dwellings, together with two vehicular site entrances, one entrance from the existing access point on Ryebank Road / Longford Road to the south and a proposed new entrance from Rye Bank Road to the north of the site.

## **2.0 Planning Policy & Relevant Legislation**

- 2.1** The site lies within the Manchester City Council administrative area and is subject to the policies contained within its Local Plan. Checks made with the Local Planning Authority on 9<sup>th</sup> January 2020 via email indicate that none of the trees within our survey are statutorily protected by a Tree Preservation Order and the site is not located within a Conservation Area. In advance of the commencement of any works to trees within or adjacent the site, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.
- 2.3** British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

## **2.0 Planning Policy & Relevant Legislation (Continued)**

- 2.4** Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.
- 2.5** In accordance with the Hedgerow Regulations 1997, ‘important’ hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. Appropriate checks should be made in advance of the commencement of works to hedgerows to establish the importance or otherwise of the hedgerow and whether there is a requirement for a Hedgerow Removal Notice distinct from any formal planning consent to be granted.
- 2.6** The revised National Planning Policy Framework, updated on 19<sup>th</sup> February 2019, sets out the government's planning policies for England and Wales and how these are expected to be applied and has been considered within this report. This revised Framework replaces the previous National Planning Policy Framework published in March 2012 and revised in July 2018. It provides a Framework within which locally prepared plans for housing and other development can be designed and produced.

## **3.0 Survey & Survey Methodology**

- 3.1** We have been supplied with a digital copy of the topographical map for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.
- 3.2** Forty individual trees (T1-T40), six groups of trees (G1-G6) and four small woodland areas (W1-W4) were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.1254.19.01 *Tree Survey & Preliminary Constraints Plan*.
- 3.3** Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 21<sup>st</sup> November 2019 during cold and overcast weather conditions. Those trees surveyed have been numbered sequentially and the details required by the Standard, including a categorisation in accordance with section 4.5 and Table 1 of the Standard, have been recorded within the Tree Data Tables at Appendix 1.
- 3.4** Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

## **3.0 Survey & Survey Methodology (Continued)**

- 3.5** Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

## **4.0 Potential Arboricultural Impacts**

- 4.1** The potential constraints posed by trees both above and below ground should be considered within any development scheme to help and inform the proposed layout design. Trees considered to be of high value and importance are likely to pose substantial constraints within a proposed development. However, it is important to understand that some tree loss is expected as part of development. Care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees can result in excessive pressure on the trees during construction work, or post completion demands for their removal.
- 4.2** The Root Protection Areas (RPAs) should always be respected when considering a proposed layout design. The default position should be that all structures shall remain outside RPAs of retained trees. However, in some situations, encroachment within the RPAs maybe unavoidable; pedestrian footpaths, bin stores, garden sheds and boundary fences are generally acceptable, but much effort must be made during the masterplan design to ensure buildings / structures and underground utilities remain outside RPAs.
- 4.3** Mature trees in urban and suburban areas add significant value and environmental benefits to properties; however, it is acknowledged that shade cast from retained trees affects proposed buildings and open spaces. Proposed buildings should be designed to consider location and orientation of habitable rooms that require natural light; open spaces and gardens should be designed to allow direct sunlight for at least part of the day. In any proposed design layout either shade or sunlight may be desirable, however, depending on the potential use of the area affected, the design should avoid unreasonable obstruction of light.
- 4.4** Future pressure to remove large trees can occur from occupiers or users of the proposed buildings or open spaces. Buildings and other structures should be positioned to allow adequate space for a tree's natural development allowing for overall mature height and canopy spread. Whilst it is not possible to predict what actions future occupiers will seek to take in respect of trees, an element of pruning works may be required to achieve an acceptable level of social proximity and provide adequate space between buildings and trees.

## **5.0 Tree Protection Measures**

- 5.1** Any proposed layout should aim to retain existing trees identified on site. Such methods for protection of retained trees shall include tree protection fencing; details shown at Appendix 3 of this report, also temporary ground protection and other site-specific protection measures as applicable. Having a professional and comprehensible Arboricultural Method Statement and Tree Protection Plan will aid the planning application and will also make protection measures clear for contractors during the construction phase of development.
- 5.2** An Arboricultural Method Statement (AMS) can be prepared when necessary to demonstrate how trees proposed for retention can be suitably safeguarded. This detailed AMS document will address and make allowances for:
- All forms of access required to the site;
  - Site cabins and storage areas;
  - Proposed parking for site personnel;
  - Phasing of works;
  - Space required for excavations (including foundation excavations);
  - Any required special construction techniques (for example provision of porous surfaces);
  - The location and construction methodology for installation of services in close proximity to retained trees & hedges;
  - Any changes in ground levels and any resulting requirement for retaining structures;
  - Proposed root zone enhancement measures;
  - Working space for cranes, plant and scaffolding; and
  - Management of waste products within the site.
- 5.4** Over and above the physical tree protection measures that should form the basis for the tree protection method statement, the following details should be provided within the Arboricultural Method Statement:
- Protection of the soil structure within the proposed planted areas (where applicable);
  - Planting operations within the root protection areas of retained trees;
  - Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas; and
  - System of arboricultural site monitoring / schedule of site visits and resulting actions.

## **6.0 Conclusions & Recommendations**

- 6.1** The proposals to deliver the approved Development Framework which guides future residential development of the site will include the construction of an appropriate number of residential dwellings (as per application details) which is likely to require removal of a number of existing trees within the site boundaries.
- 6.2** In the absence of suitable controls, the development may have the potential to have an indirect impact on a number of trees that are proposed for retention as part of the development of the site. Much effort should be made to accommodate retained trees and their applicable root protection areas wherever possible.
- 6.3** Protection of retained trees from the impacts of the development proposals can be provided by:
- The erection of protective fencing in advance of the commencement of the development; and
  - The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement;
- 6.4** Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:
- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
  - The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

## **7.0 References**

Department for Communities and Local Government (July 2018) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

National Joint Utilities Group publication *Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Volume 4*.

# Ascerta

Landscape, Arboricultural & Ecological Solutions  
for the Built Environment

## Appendix 1

Site:	1254.19 Ryebank Fields Chorlton, Manchester M21 9WW	Surveyor:	Helen Milner
Client:	Manchester Metropolitan University	Survey Date:	21/11/2019
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry & Cold

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
T1	Birch	11	470	5.64	3	3	3	3	4	M	F	Reasonable condition for age and species. Balanced / uniform appearance. Elder understorey.		30+	C1
T2	Birch	15	560#	6.72	5	4	6	4	3	M	G	Ivy clad stem. In good overall condition. No obvious major signs of defects. Existing hard standing to the immediate south within rooting area.		30+	B1
G1	Ash	9	100-250#	1.20 - 3.00	2.5	2.5	2.5	2.5	2	Y	F	Self-seeded. Low value.		30+	C1
T3	Sycamore	9	220#	2.64	2	2	2	2	1	EM	F	Self-seeded. Low value.		30+	C1
T4	Sycamore	8	220#	2.64	2	3	3	3	2	EM	F	Self-seeded. Low value.		30+	C1
T5	Hybrid Poplar	Black	16	1220	14.64	6	9	7	7	M	F	In reasonable form and condition for species. Surrounded by dense understorey of Bramble limiting visual inspection. No obvious signs of major defects. Small diameter of deadwood within canopy typical of species.		30+	B1

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

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

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

Site:	1254.19 Ryebank Fields Chorlton, Manchester M21 9WW	Surveyor:	Helen Milner
Client:	Manchester Metropolitan University	Survey Date:	21/11/2019
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry & Cold

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat	
					N	S	E	W							Grade	
T6	Hybrid Poplar	Black	18	1200#	14.40	5	12	5	9	3	M	F	In reasonable form and condition for species. Surrounded by dense understorey of Bramble limiting visual inspection. No obvious signs of major defects. Small diameter of deadwood within canopy typical of species.		30+	<b>B1</b>
T7	Hybrid Poplar	Black	16	1100	13.20	4	6	8	7	0	M	F	In reasonable form and condition for species. Surrounded by dense understorey of Bramble limiting visual inspection. No obvious signs of major defects. Small diameter of deadwood within canopy typical of species.		30+	<b>B1</b>
T8	Hybrid Poplar	Black	17	1170	14.04	6	4	4	8	3	M	F	In reasonable form and condition for species. Surrounded by dense understorey of Bramble limiting visual inspection. No obvious signs of major defects. Small diameter of deadwood within canopy typical of species.		30+	<b>B1</b>
T9	Sycamore		8	420	5.04	3	2	4	2	3	EM-M	F	In reasonable condition for age and species.		30+	<b>C1</b>

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

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

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

Site:	1254.19 Ryebank Fields Chorlton, Manchester M21 9WW	Surveyor:	Helen Milner
Client:	Manchester Metropolitan University	Survey Date:	21/11/2019
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry & Cold

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
T10	Hybrid Black Poplar	18	1200#	14.40	6	7	6	8	4	M	G	Very dense Elder and Bramble surrounding the tree base, limiting visual inspection. Small diameter deadwood within canopy. No obvious signs of major defects.		30+	<b>B1</b>
T11	Hybrid Black Poplar	19	1250	15.00	10	12	9	12	4	OM	F	Moderate size deadwood with dryad's saddle evident within scaffold branches of upper canopy. Small diameter deadwood.	Remove any unstable deadwood.	30+	<b>B1</b>
T12	Hybrid Black Poplar	19	1750	15.00	6	10	8	12	3	OM	G	Large spreading canopy. Reasonable condition for age and species with no obvious signs of any major defects.		30+	<b>B1</b>
T13	Hornbeam	14	520	6.24	6	5	7	3	4	M	F	Stem wound and cavity to west side of tree from base extending to 0.5m, stem wound appears to have occluded well, with good reaction wood. Small diameter of deadwood throughout canopy.		30+	<b>C1</b>
T14	Hybrid Poplar	13	590	7.08	10	0	3	8	8	M	F	Significant stem lean to north-west. Stem lean / crown bias away from adjacent woodland trees.		20+	<b>C1</b>

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

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

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

Site:	1254.19 Ryebank Fields Chorlton, Manchester M21 9WW	Surveyor:	Helen Milner
Client:	Manchester Metropolitan University	Survey Date:	21/11/2019
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry & Cold

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
W1	White Willow Silver Maple Norway Maple Sycamore Beech Oak London Plane Hybrid Poplar	20	75-750#	0.90 - 9.00	9	9	9	9	0	EM-M	G	Mixed species woodland. Obvious desire lines throughout woodland, obvious evidence of regular public use. Young Beech and Oak trees planted around woodland edge, appear to be establishing well. Mature / taller trees within woodland exhibiting good health and vigour. Holly, Hawthorn, self-seeded Norway Maple and sycamore dominate lower canopy. Snapped leader within one tree – hung up (see drawing for location).	Remove x1 large hung-up limb (see drawing).	30+	<b>B1/2</b>
T15	Hybrid Black Poplar	18	1000#	12.00	5	8	7	7	4	M	G	Dense Elder and Bramble surrounding tree base, therefore limiting visual inspection. Small diameter deadwood. No obvious signs of major defects.		30+	<b>B1</b>
T16	White Willow	22	900	10.80	10	4	6	6	2	M	G	Slight bias to the north. In good vigour. No obvious signs of major defects.		30+	<b>B1</b>
T17	Hybrid Black Poplar	19	1230	14.76	8	10	8	10	4	M	G	Old large limb failed at 4m leaving open stem wound at branch union. Minor deadwood throughout canopy.		30+	<b>B1</b>

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

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

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

Site:	1254.19 Ryebank Fields Chorlton, Manchester M21 9WW	Surveyor:	Helen Milner
Client:	Manchester Metropolitan University	Survey Date:	21/11/2019
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry & Cold

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
T18	Hybrid Black Poplar	17	1200#	14.40	9	7	8	8	0	M	F	Multi stemmed from 2m. Acute branch unions. Dense Holly and Bramble understorey.		20+	C1
T19	Sycamore	17	400+ 400#	6.79	6	3	5	5	2	M	F	Co-dominant form. Ivy clad stem. Large limb from T18 grown through / resting on a branch fork at approx. 7m.		20+	C1
T20	White Poplar	21	790	9.48	6	6	6	6	1	M	G	In reasonable condition for age and species. Balanced form.		30+	B1
T21	White Poplar	21	810	9.72	8	6	5	8	2	M	G	In reasonable condition for age and species. Balanced form.		30+	B1
T22	Sycamore	11	450+ 450	7.64	5	5	5	5	1	M	G	Co-dominant form. Ivy clad stem.		30+	C1
T23	Lime	13	400+ 400+ 400+ 200#	8.65	4	5	5	5	0	EM-M	G	Multi stemmed form. Epicormics throughout canopy and at tree base.		30+	B1
T24	Sycamore	12	300x 4	7.20	4	3	5	5	0	EM	F	Multi stemmed form. In reasonable condition for age and species.		30+	C1
G2	Oak	8	<250	3.00	3	3	3	3	0	Y-EM	G	Young tree planting.		40+	C1

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

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

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

Site:	1254.19 Ryebank Fields Chorlton, Manchester M21 9WW	Surveyor:	Helen Milner
Client:	Manchester Metropolitan University	Survey Date:	21/11/2019
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry & Cold

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
W2	Norway Maple Sycamore Silver Maple Oak Hazel Ash	15	75-400#	0.90 - 4.80	6	6	6	6	0	EM	G	Vigorous young / early mature, well-spaced woodland. Young Oak and Hazel establishing within the understorey.		30+	<b>B1/2</b>
G3	White Poplar	16	75-300#	0.90 - 3.60	3	3	3	3	0	Y-EM	G	Dense area, closely planted, with vigorous elongated stems.		30+	<b>C2</b>
W3	Silver Maple Norway Maple Sycamore Holly Swedish Whitebeam	15	75-500#	0.90 - 6.00	7	7	7	7	0	EM-M	G	Small woodland area. Ivy clad stems. Dense Holly understorey throughout area. Some minor failed / snapped branches from Silver Maples, typical of species.		30+	<b>B1/2</b>
G4	Norway Maple Swedish Whitebeam	13	270-440	3.24 - 5.28	4	5	3	5	6	EM	F	Minor stem wounds. Dense bramble understorey.		30+	<b>C1</b>
T25	London Plane	14	460	5.52	6	2	7	8	0	M	G	Canopy bias to the north, slight suppression from T26.		30+	<b>C1</b>
T26	London Plane	16	710	8.52	5	8	7	10	0	M	G	Fairly balanced canopy. Spreading crown.		30+	<b>B1</b>
G5	Sycamore Field Maple Ash	13	200-530	2.40 - 6.36	3	4	3	3	0	EM-M	F	Field Maple and Sycamore have Ivy clad stems. Dense Bramble understorey limited visual inspection.		30+	<b>C1</b>

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

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

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

Site:	1254.19 Ryebank Fields Chorlton, Manchester M21 9WW	Surveyor:	Helen Milner
Client:	Manchester Metropolitan University	Survey Date:	21/11/2019
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry & Cold

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
T27	Norway Maple	12	3x 200	4.16	4	1	2	2	0	Y	F	Stump re-growth.		20+	C1
T28	Norway Maple	14	520	6.24	8	3	6	2	2	EM-F	F	In reasonable condition for species.		30+	C1
T29	Norway Maple	14	500	6.00	5	3	4	4	1	EM-M	F	In reasonable condition for species.		30+	C1
T30	Sycamore	10	350	4.20	3	1	3	3	2	EM-M	F	Some damage / broken branches within canopy from a large tree failure from within adjacent school grounds. Some branches still hung up within canopy. Snapped branches /stubs remain from failure.		<30	C1
T31	Sycamore	12	370	4.44	4	1	2	5	2	EM-M	F	Canopy bias to the north west. Reasonable condition for age and species.		<30	C1
T32	Silver Maple	10	290#	3.48	3	3	3	3	1	EM	F	In average condition for age and species. Holly understorey.		30	C1
T33	Sycamore	11	380#	4.56	4	2	3	4	2	EM-M	F	In average condition for age and species. Dense bramble understorey limiting the inspection.		30	C1
T34	Goat Willow	8	3x 300	7.2088	2	2.5	2	2.5	0	M	F	Multi stemmed form typical of species.		30+	C1

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

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

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

Est. (yrs): Estimated remaining contribution in years

Site:	1254.19 Ryebank Fields Chorlton, Manchester M21 9WW	Surveyor:	Helen Milner
Client:	Manchester Metropolitan University	Survey Date:	21/11/2019
Brief:	Tree Survey to BS5837:2012	Survey Conditions:	Dry & Cold

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat
					N	S	E	W							Grade
T35	Lime	17	550#	6.60	8	7	6	6	0	M	G	Ivy clad stem. Epicormic throughout canopy, typical of species. Balanced canopy.		30+	B1
T36	Cherry	8	100x 3	2.08	3	3	0	3	0	EM	P	Poor form. Likely to be stump re-growth.		20+	C1
T37	Lime	12	200x 4	4.80	5	4	2	5	0	EM	F	Multi stemmed form. Ivy clad stem. Epicormic throughout.		30+	C1
T38	Goat Willow	4	3x 200+ 100	4.33	2	2	0	4	0	EM	P	Emerging from under school boundary fence. Low value.		<20	C1
G6	Goat Willow Oak Birch	8	75-300	0.90 - 3.60	3	2	3	3	0	EM	F	Largely self-seeded trees on mounded area.		30+	C1
W4	Silver Maple Oak Goat Willow Sycamore Hazel Birch Lime	19	75-600#	0.90 - 7.20	8	8	6	8	0	EM-M	G	Some specimens will form good examples of species. Hazel understorey. Provides some screening from adjacent road.		30+	B1/2
T39	Goat Willow	8	<350#	4.20	4	4	4	4	0	EM	F	In reasonable condition for age and species.		20+	C1
T40	Goat Willow	8	<300#	3.60	4	4	4	4	0	EM	F	In reasonable condition for age and species.		20+	C1

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

#### Key to Abbreviations & Headings

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

Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level\*

Ht Crown Clearance: Canopy ground clearance

Structural Condition: Description of any observed defects

Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used

Root Protection Area Radius: Root Protection Area as per BS5837: 2012

Age Class: Y = Young, EM = Early Mature, M = Mature, OM = Over mature, D = Dead

Preliminary Recommendations: Made in respect of known / intended use of the site

\* For groups of trees, the stem diameter of the largest tree in the group is generally used

# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres

Branch Spread: Extent of canopy spread in metres to each of the four cardinal points

P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead

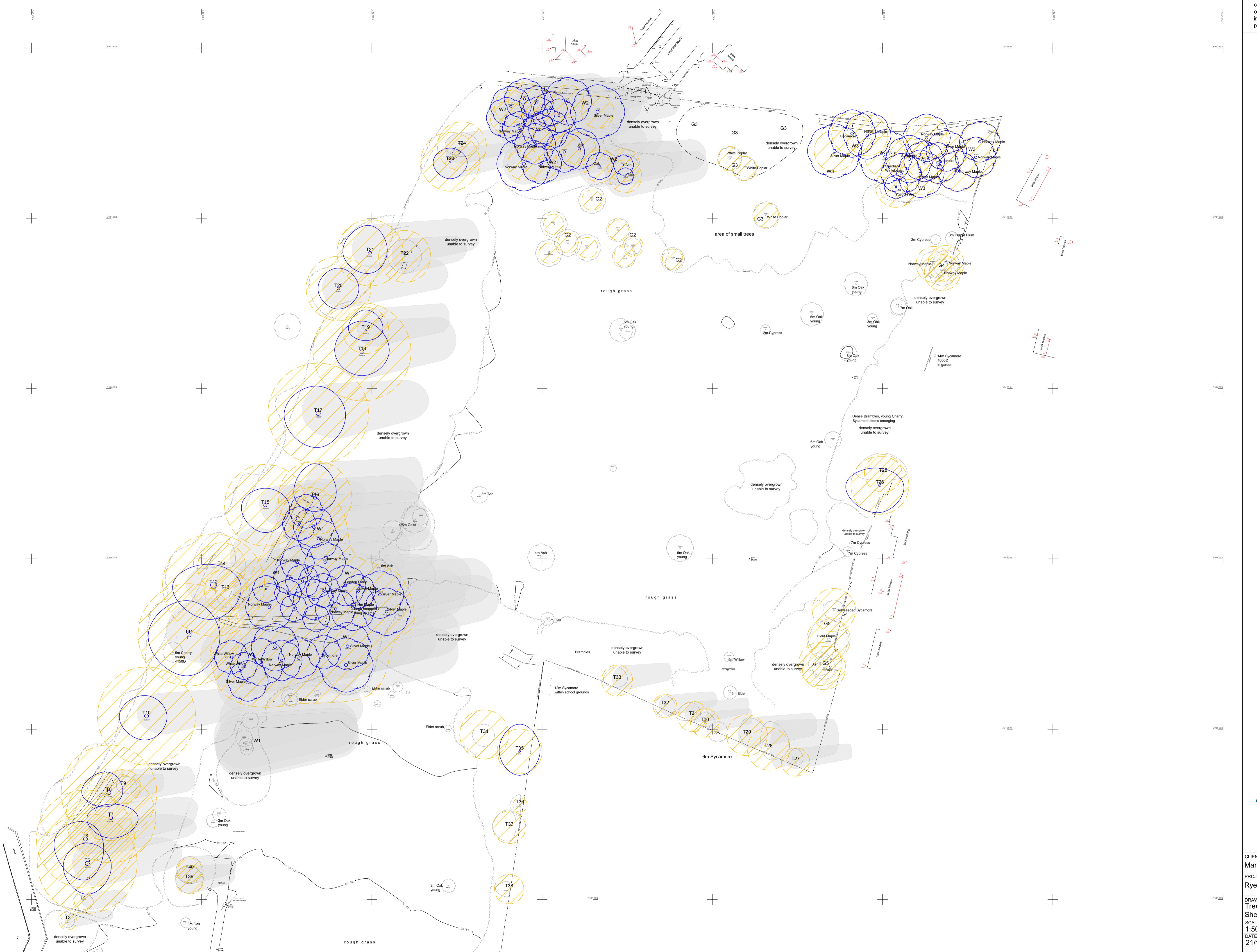
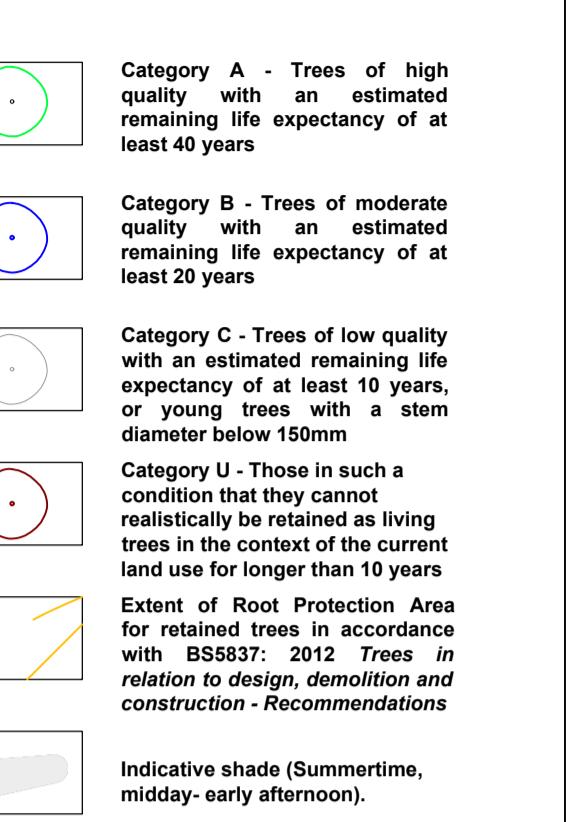
Est. (yrs): Estimated remaining contribution in years

# Ascerta

Landscape, Arboricultural & Ecological Solutions  
for the Built Environment

## Appendix 2

**DO NOT SCALE**  
 © This drawing, including the design and technical information contained on it, is the property of Asceta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.



# Asceta

Landscape | Trees | Ecology

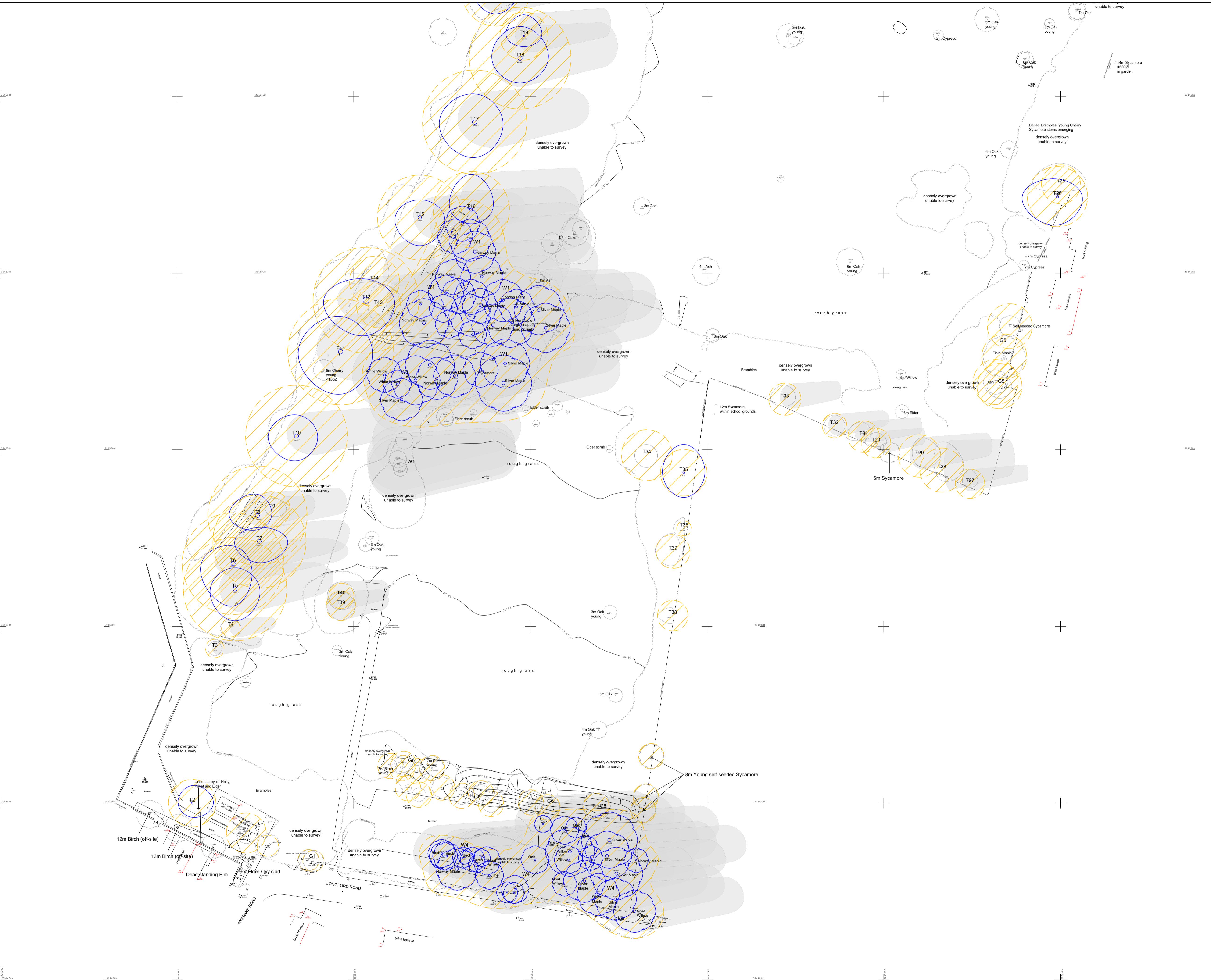
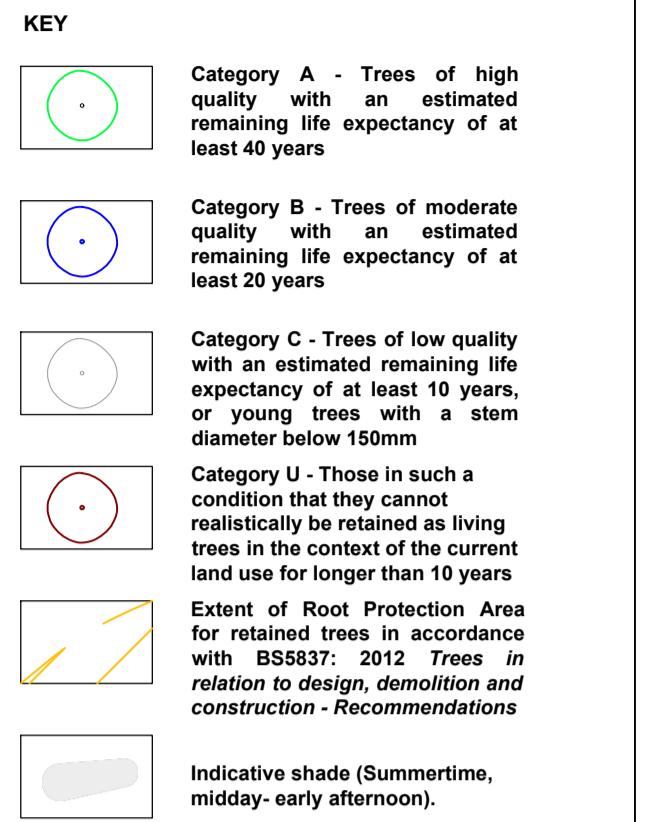
t: 0845 463 4404  
 e: info@landscapetreesecology.com  
[www.landscapetreesecology.com](http://www.landscapetreesecology.com)

CLIENT:  
 Manchester Metropolitan University  
 PROJECT:  
 Ryebank Fields, Chorlton, Manchester

DRAWING TITLE:  
 Tree Survey & Preliminary Constraints Plan  
 Sheet 1 of 2

SCALE: 1:500 @A1 DRAWN BY: CP DRAWING No: P.1254.19.02  
 DATE: 21/11/2019 CHKD BY: HM REV: -

**DO NOT SCALE**  
 © This drawing, including the design and technical information contained on it, is the property of Asceta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.



**Asceta**  
 Landscape | Trees | Ecology

t: 0845 463 4404  
 e: info@landscapetreesecology.com  
[www.landscapetreesecology.com](http://www.landscapetreesecology.com)

CLIENT:  
 Manchester Metropolitan University  
 PROJECT:  
 Ryebank Fields, Chorlton, Manchester

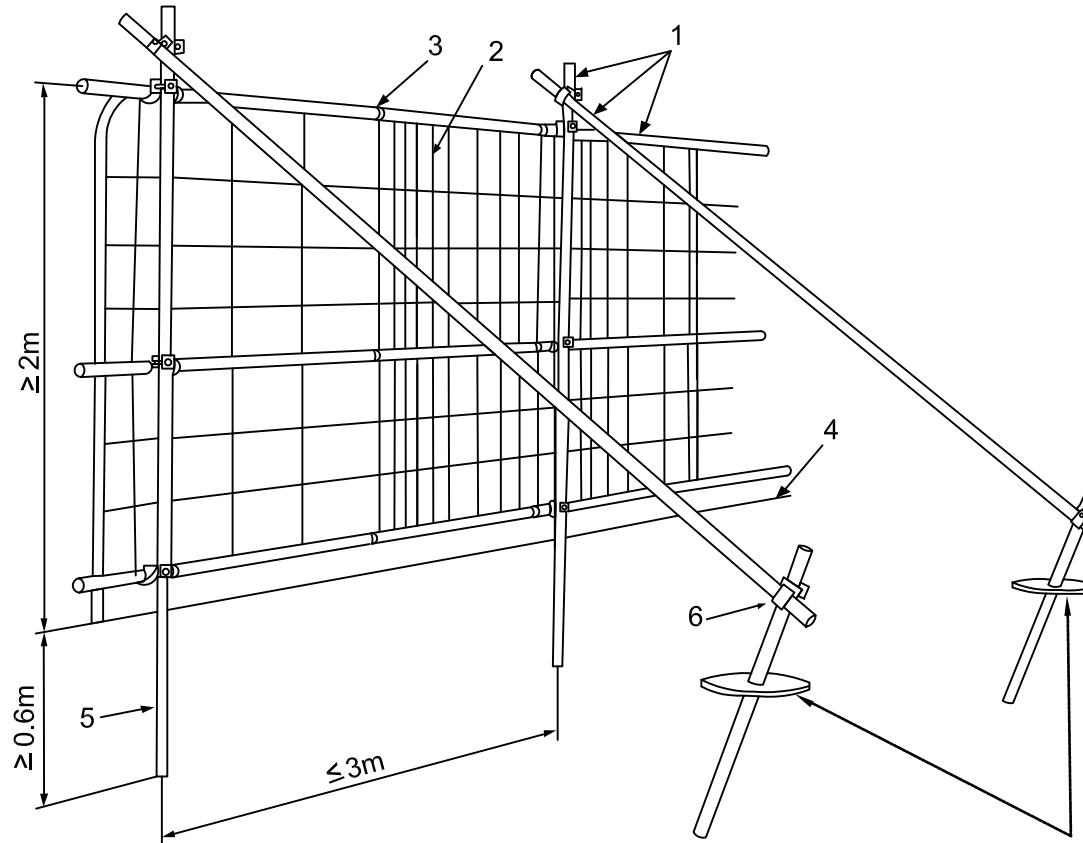
DRAWING TITLE:  
 Tree Survey & Preliminary Constraints Plan  
 Sheet 2 of 2  
 DRAWN BY: CP  
 DRAWING No: P.1254.19.01  
 REV: -  
 SCALE: 1:500 @A1  
 DATE: 21/11/2019  
 CHKD BY: HM



Landscape, Arboricultural & Ecological Solutions  
for the Built Environment

# Appendix 3

Protective Barrier Design in accordance with BS5837: 2012



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Standard scaffold clamps

REV	DESCRIPTION	DATE
-----	-------------	------

DO NOT SCALE

© This drawing, including the design and technical information contained on it, is the property of Asceta. The drawing may only be used for the specific purpose for which it has been intended and may not be reproduced or copied without prior permission.

Asceta

Landscape, Arboriculture & Ecological Solutions  
for the Built Environment

Asceta  
Lakeside Building  
Alexandra Business Park  
Prescot Road, St Helens  
Merseyside WA10 3TP  
t: 0845 463 4404 f: 0845 463 4405  
e: info@landscapetreesecology.com  
www.landscapetreesecology.com

CLIENT:  
-

PROJECT:  
-

DRAWING TITLE:  
Tree Protection Fencing to BS5837: 2012

SCALE: Not to scale	DRAWN BY: CP	DRAWING NO:	REV:
DATE: 24/11/2014	CHKD BY: AM	P	-