Tree Care Consultancy
ARBORICULTURAL CONSULTANTS

Arboricultural Survey & Impact Assessment
Manchester Road Projects Ltd
140a Manchester Road
Huddersfield

Report Reference: AIA-1932-1
16 April 2024

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1 Introduction

1.1 Instruction and Brief

1.1.1 Tree Care Consultancy was commissioned by Manchester Road Projects Ltd to prepare an Arboricultural Survey and Impact Assessment to accompany a Planning Application for the erection of a scheme of student accommodation at 140a Mancher Road, Huddersfield. The report produced includes the following information:

- A tree survey (appendix 3), undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations
- A Tree Constraints Plan (TCP - appendix 4) and a Tree Impact Plan (TIP - appendix 5) which highlights the potential development limitations trees pose on site
- An Arboricultural Impact Assessment which evaluates potential implications the proposal may have on surrounding trees.

1.1.2 This report is based on site observations and information provided. Conclusions have been made in light of the surveyor's experience and qualifications. A list of experience and qualifications in arboriculture are detailed below.

1.1.3 This report is only concerned with trees in relation to construction. This report makes no attempt to provide a full safety inspection of the trees surveyed. It should not be seen as an alternative for a Tree Hazard Assessment which is specific to minimising the risk and liability associated with trees.

1.1.4 Climatic conditions including storms, drought and temperature-related factors can cause damage and failure in apparently healthy trees. It should be remembered that all trees do pose a risk and whilst every effort has been made to detect any major defects in inspected trees, no guarantee can be given as to their safety. Although the risk should be managed to an acceptable level, no tree can be guaranteed as safe at all times.

1.1.5 This report is based on Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991). V.T.A is a ground level visual assessment of a tree, which is carried out to identify obvious mechanical defects, signs of ill health, potential mechanical failure and the suitability of a tree to a site. The survey is compiled in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' - Recommendations with Root Protection Areas (RPA's) based upon section 4.6 of the document.

1.2 Site Visit/Surveyor

1.2.1 A tree survey was undertaken by Stephen Waterson on 12 March 2024. Stephen has many years' experience within the Arboricultural industry, predominantly in the role of a Local Authority Tree Officer, though more recently he has worked in the role of Arboricultural Consultancy. He has a wide range of experience covering tree management, trees in relation to development and tree work applications associated with protected trees. In 1997 Stephen was awarded the Technicians Certificate in Arboriculture. As part of his continuing professional development Stephen attends seminars and develops contacts with fellow professionals ensuring his knowledge and awareness of industry best practice is current and up to date.

1.2.2 On the day of the survey the weather conditions were dry with no visibility constraints.

1.2.3 Measurements were calculated using the necessary instruments or estimated where access could not be gained. No climbing inspections or decay detection analysis was undertaken.

1.2.1 Details explaining the criteria and methodology used in generating the tree survey schedule is included in Appendix 1 and 2. Trees were graded using table 1 of BS5837. The resulting tree survey data results are included within the tree survey schedule at Appendix 3.

1.2.2 This survey should be read in conjunction with the Tree Constraints Plan (TCP) (appendix 4) and Tree Impact Plan (appendix 5) which have been prepared by overlaying tree survey data onto topographical and proposed site layout drawings respectively. The author has relied on the accuracy of the drawings in the production of this report.

1.3 Site Description

1.3.1 The application site is host to a vacant ground floor commercial property with residential accommodation to the first floor. The building itself sits forward of the site fronting Manchester Road. Land to the east, north and northwest of the building consists of neglected garden. The site rises from its Manchester Road frontage and is divided by a gated wall running north south. The surrounding area is one of mixed use.

1.3.2 Tree cover within the area is moderate, being defined by the local land use and topography.

1.4 Tree Status

1.4.1 A single tree on site is understood to have been the subject of a Tree Preservation Order (TPO), however Council records indicate this tree was removed in 2014. The site does not lie within a Conservation Area. In the case of trees that are subject of TPO, Conservation Area controls or planning application procedures it is essential the Local Authority's advice is sought and where necessary consent obtained prior to undertaking any tree removal or pruning operations.

1.5 Soil Assessment

1.5.1 No soil testing was undertaken and no soil information was provided for the author. The precise soil type could only be confirmed with further soil investigation/analysis.

2 Tree Quality Assessment

2.1.1 As highlighted in table 1 below, the tree survey included no retention category "A" items. 1No. individual offsite tree was identified as moderate quality category "B" item. 8No. individual trees and 5No. hedgerows/tree groups(s) were identified as low quality category "C" items. 4No. individual trees were identified as seriously defective category "U" material.

Table 1:

Category	Category Description	Tree Numbers
'A'	Trees of high quality, with life expectancy in excess of 40 years	Not applicable
'B'	Trees of moderate quality, with life expectancy in excess of 20 years	T14
'C'	Trees of low quality with life expectancy in excess of 10 years or young trees	H1, H2, H3, H4, T5, T9, T10, T11, T12, T13, T15, T16, G18
'U'	Seriously defective trees that cannot be retained in present context for longer than 10 years	T6, T7, T8, T17
Total number of trees:		13No. individual trees and 5No. tree hedgerows/tree group(s)

2.1.2 The site itself supports no individual visually significant tree content. The sites tree cover is confined to the garden area west of the dividing wall. Elsewhere the site supports a range of inconsequential hedgerow material. Offsite trees detailed in the report occupy adjoining property to the west of the site. Collectively these trees combine to provide welcome greenery and visual interest within the local area. It will be noted from the tree survey findings that several trees require management intervention irrespective of the development proposal.

3 Arboricultural Impact Assessment

3.1.1 The following section evaluates the proposed layout in relation to trees within influencing distance of the proposed development. Any tree and design conflicts are highlighted, and possible remedial action recommended. The assessment is based on the surveyor's findings, proposed plans and information provided by Fibre Architects.

3.1.2 The development proposal seeks to erect a scheme of student accommodation.

Table 2:

Tree categories A, B, C & U	Trees to be retained and protected	Trees to be removed for on basis of proposed layout	Trees to be removed for arboricultural management reasons
'A'	Nil	Nil	Nil
'B'	T14	Nil	Nil
'C'	H4, T5, T9, T10, T11, T12, T13, T15, T16, G18	H1, H2, H3,	Nil
'U'	T17	Nil	T6, T7, T8

3.2 Trees to be removed to accommodate the proposal

3.2.1 As shown in Table 2 it is not necessary to remove any trees in order to undertake the proposed development. However it will be necessary to remove 3No. sections of ornamental hedge. In each instance the material to be lost is low quality and readily replaceable within the development context by more sustainable plant species.

3.2.2 In terms of the recommended removal of T6, T7 and T8, the loss of these items is not required for the purpose of completing the proposed development. Their removal is solely recommended for reasons of the trees poor condition. It seems appropriate to use the opportunity development presents to accommodate tree removal and replacement within the wider development context.

3.3 Below Ground Constraints

3.3.1 The area of roots that need to be protected around a tree to try to ensure it does not suffer damage during the construction process is called the Root Protection Area (RPA).

3.3.2 As recommended in BS5837 we have plotted the RPAs (in magenta) onto the attached Tree Constraints Plan (TCP) taking full account of the surrounding topographical factors, tree condition and likely root disposition.

3.3.3 There are no foreseeable conflicts between the proposed development and retained trees that cannot be addressed by customary tree protection measures.

3.4 Above Ground Constraints

3.4.1 The expected future growth of retained trees is not considered to cause any conflicts with the future use of the property.

3.6 Alterations to Ground Levels

3.6.1 A rise or reduction in soil level can have major implications on the longevity and health of trees. Minor changes (up to 100mm) can be tolerated in some cases but is heavily dependent on tree species, condition and growing environment. There is no requirement for alterations to ground levels within the RPA's of retained trees.

3.7 Tree Protection

3.7.1 A tree protection fence and where necessary ground protection will be installed prior to the commencement of any sitework, e.g. before any materials are brought on site. The fence will have signs attached to it stating that this is a Construction Exclusion Zone (CEZ) and that **NO WORKS** are permitted within the CEZ. The protective fence may only be removed following completion of all construction works.

3.7.2 The positioning and implementation of tree protection can be addressed by the imposition of a suitably worded planning condition.

3.8 Material Storage

3.8.1 No material storage or plant movement will be required within the Construction Exclusion Zone of retained tree cover.

3.9 Services

3.9.1 No new services or soak-a-ways are to be sited or constructed within the RPA of any retained tree. Wherever practicable the existing drainage and services will be used eliminating the requirement for unnecessary trenching work.

3.9.2 Should it become necessary to excavate within the prescribed RPA's of retained trees these must be installed using techniques and methods described at section 4.1 of the current edition of the National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (www.njug.org.uk) or if this is not practicable, trenches are to be opened by compressed air excavation tools and not mechanically dug.

3.10 Landscaping

3.10.1 The proposed development provides opportunities for new planting with space available to house tree and shrub material within the site. Again such matters can be addressed by planning condition.

4 Conclusions

4.1.1 Retained tree cover will need to be safeguarded by tree protection measures which should be documented in an Arboricultural Method Statement. It is presumed the Local Planning Authority would be agreeable to conditioning this as part of a detailed planning permission.

4.1.2 The protection, management of trees and their subsequent health and future potential is totally dependent upon all people operating within the site. Communications are vitally important to ensure that all parties understand the reason for tree protection and its continued existence. Providing all necessary tree protection works are undertaken as required by a planning condition on any approval notice, retained trees and development alike will satisfactorily coexist.

4.1.3 It is hoped that this report and recommendations provides all necessary information, however, should there be any queries, or should clarification of any points be required, please contact the report author.

5 Appendices

Appendix 1 - Explanation of Survey Details

Tree Id- Each tree/group has been given a unique number, which coincides with the drawings located in appendix 3.

Species & botanical name- where identifiable the full botanical name has been given. Where a cultivar, variety or species cannot be accurately given the genus name only will be given.

Height (m)- measured approximately to the nearest 1m. If height issues are critical, measurements can be collected accurately using optical instruments.

No of stems- the number of separate stems each individual tree has.

Stem Dia @1.5m (mm)- the diameter of the given tree at 1.5m above soil level, (on sloping ground taken on the up-slope side of the tree base). Where the tree is multi-stemmed measurements will be record for each stem.

Spread- indicates the crown radius from the base of tree in four compass directions, recorded to the nearest metre.

Crown height + direction (m)- recorded as the first significant branch and direction of growth.

Life stage- described as young, semi-mature, early-mature, mature or over-mature.

Physiological condition (P)- an assessment of the tree's health. Considers vitality, die back and the presence of disease. Described as Good = no significant health problems Fair = symptoms of ill health that can be remediated Poor = significant ill health.

Structural condition (S)- an assessment of the trees structural condition. Described as Good = no significant defects Fair = significant defects that can be remediated Poor = significant defects no remedy.

Observations – negative and positive- narrative comments on general condition, significant defects and overall appearance (e.g. the presence of any decay).

Preliminary management recommendations- e.g. requires pruning or further investigation of suspected defects is needed.

Life expectancy- preliminary management recommendations, e.g. requires pruning or further investigation of suspected defects is needed.

Retention Category- Each tree/group is identified with a retention category in accordance with BS5837 (an in-depth explanation is provided on the following page)

RPA radius (m)- minimum area in metres which should be left undisturbed around each retained tree.

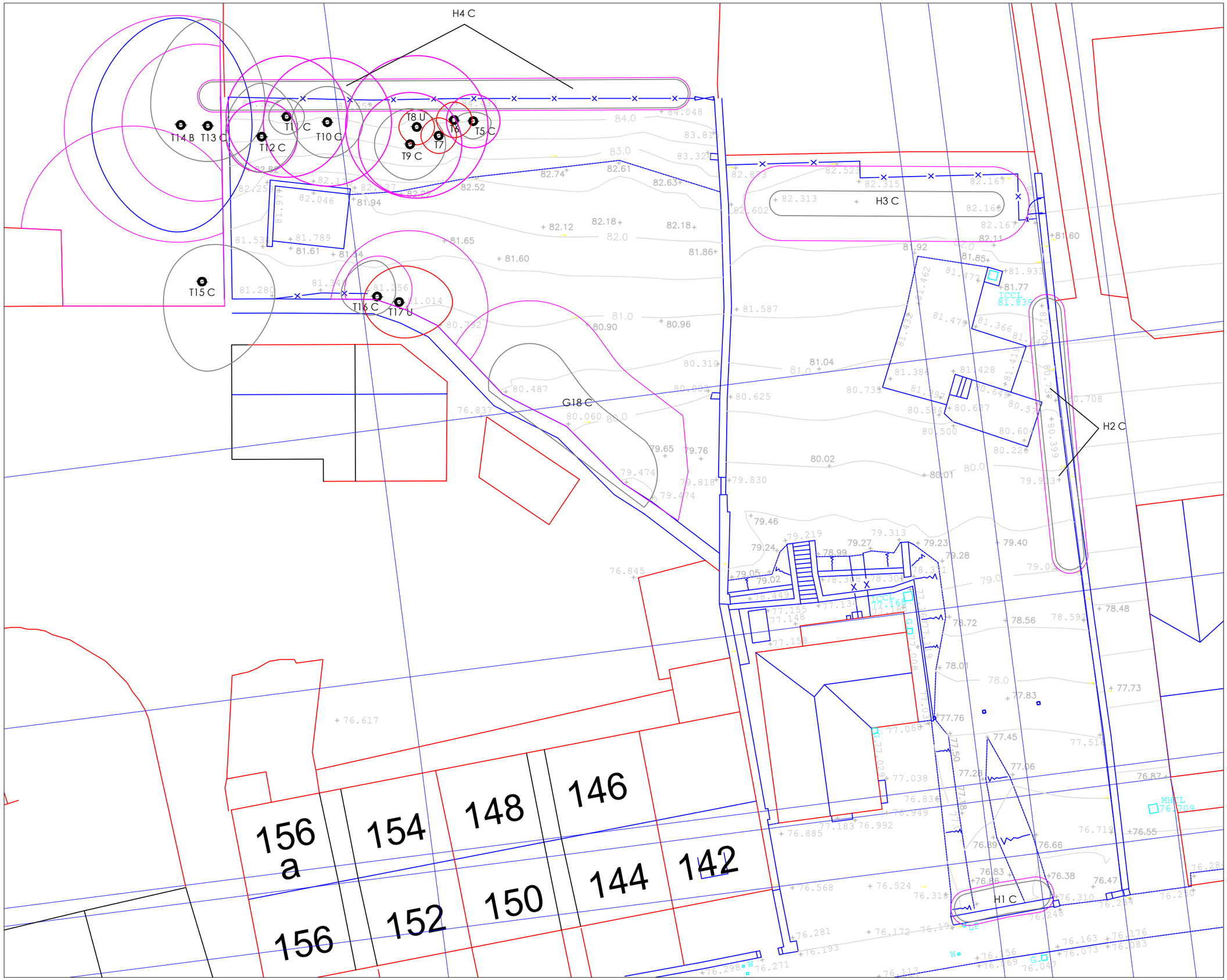
Appendix 2 - Cascade Chart for Tree Quality Assessment (Extract from BS5837 table 1)

Category and definition	**Criteria (including subcategories where appropriate)**			**Identification on Plan**
Category U Those 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	• 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 category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees 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 NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve			DARK RED
TREES TO BE 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 **Trees of a high quality** with an estimated remaining life expectancy of at least 40 years	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 (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B **Those of moderate quality** with and estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are 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 retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually 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	Trees with material conservation or other cultural value	MID BLUE
Category C **Those of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of a very limited merit or such impaired condition that they do not qualify in 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/transient screening benefits	Trees with no material conservation or other cultural values	GREY

Appendix 3 - Tree Survey Schedule

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
H1	Privet - *Ligustrum ovalifolium*	3	6	20	see plan				ground level	Mature	S=Fair, P=Fair. Isolated small neglected ornamental feature.	Remove to accommodate development.	10-20 years	C2	Drip line
H2	Cypress - Cupressus spp & Holly - *Ilex aquifolium*	<3	6	20	see plan				ground level	Mature	S=Fair, P=Fair. Isolated neglected ornamental feature that borders adjacent dwarf wall, railings and public footpath.	Remove to accommodate development.	10-20 years	C2	Drip line
H3	Cypress - Cupressus spp	<4	1	180	see plan				0.5n	Semi mature	S=Poor, P=Fair. Boundary hedge of very poor form that lacks low level growth to south and to a height of 2.5m. Preferable to remove and replace within development context.	Remove and replace within development context.	10-20 years	C2	2.2
H4	*Pyracantha* spp & Privet - Ligustrum ovalifolium	<3	6	20	see plan				ground level	Mature	S=Fair, P=Good. Inconsequential boundary feature that provides low level screening.	Retain, no work required.	10-20 years	C2	Drip line
T5	Common Yew - *Taxus baccata*	1	6	50	0.5	1	1	1	ground level	semi mature	S=Poor, P=Poor. Truncated item cut at 0.5m. Potential to regenerate though unlikely to provide a lasting contribution.	Retain no work presently required.	10-20 years	C2	1.5
T6	Dead fire damaged conifer to be removed for arboricultural management reasons.													U	
T7	Dead fire damaged conifer to be removed for arboricultural management reasons.													U	
T8	Cypress - Cupressus spp	9	2	240 230	1	1	1	1	3s	Early mature	S=Poor, P=Poor. Seriously fire damaged with little remaining viable growth.	Remove tree for arboricultural management reasons.	0-10 years	U	4
T9	Atlantic Cedar - Cedrus Atlantica	9	1	240	2	2	2	2	4s	Semi mature	S=Fair, P=Fair. Poor suppressed form with one sided crown development due to former competition. Crown supports snags and deadwood.	Retain no work presently required.	10-20 years	C2	2.9
T10	Cypress - *Cupressus spp*	10	1	300	2	2	2	2	2n	Semi mature	S=Fair, P=Fair. Poor suppressed form with one sided crown development due to former competition. Crown supports snags and deadwood.	Retain, no work presently required.	10-20 years	C2	3.6
T11	*Cryptomeria japonica*	13	1	270	1	1	1	1	6n	Semi mature	S=Fair, P=Fair. Poor suppressed form with poor stem to height ratio and elevated crown due to former competition.	Retain, no work presently required.	10-20 years	C2	3.2
T12	Birch - *Betula pendula*	1-	1	170	3	2	2	2	3s	Early mature	S=Fair, P=Fair. Contorted main stem at 2.5m. A tree of poor supressed and spindly form.	Retain, no work presently required.	10-20 years	C2	2
T13	Cherry - *Prunus avium*	12	1	300 estimate	6	3	2	3	3n	Early mature	S=Fair, P=Good. Offsite tree with no detailed inspection. Pronounced stem and crown bias to north. Supports a basal cavity.	Retain, no work presently required.	10-20 years	C2	3.6
T14	Sycamore - *Acer pseudoplatanus*	13	1	450 estimate	6	4	6	5	3n	Early mature	S=Good, P=Good. Offsite tree and ivy colonisation prevented a detailed inspection. Appears to be in a reasonable condition.	Retain, no work presently required.	20-40 years	B2	5.4

Tree ID	Species, Botanical Name	Height (m)	No of stems	Stem @ 1.5M (mm)	Spread - N,E,S,W				Crown height+ direction (m)	Life stage	Physiological (P) and Structural (S) condition. Observations- negative and positive	Recommendations	Life expectancy	Retention category	RPA Radius (m)
T15	Cherry - Prunus avium	9	1	500 estimate	2	4	5	2	2s	Mature	S=Fair, P=Fair. Offsite tree and prolific ivy colonisation prevented a detailed inspection. Crown enveloping neighbouring dwelling.	Retain, no work presently required.	10-20 years	C2	6
T16	Holly - Ilex aquifolium	4	1	130	2	1	1	2	2n	Young	S=Good, P=Good. Reasonable form though not sustainable beyond short term due to location atop adjacent stone retaining wall.	Retain, no work presently required.	10-20 years	C2	1.6
T17	Hawthorn - *Crataegus monogyna*	4	1	300	2	3	2	2	2s	Mature	S=Poor, P=Poor. Poor suppressed form. Southerly extending crown enveloping neighbouring offsite dwelling. RPA influenced by adjacent retaining wall. Not sustainable beyond short term due to location atop adjacent stone retaining wall or retain in short term.	Retain and draw back southerly extending crown to provide 2m clearance to dwelling.	0-10 years	U	3.6
G18	6 x Hawthorn - Crataegus monogyna	<5	1	<350	see plan				2n	mature	S=Fair, P=Fair. Location and prolific ivy colonisation prevented a detailed inspection, though a tree group of poor individual and collective appearance. Southerly extending crown enveloping neighbouring offsite building. Not sustainable beyond short term due to location atop adjacent stone retaining wall. RPA's influenced by adjacent retaining wall.	Retain and draw back southerly extending crown to provide 2m clearance to building.	10-20 years	C2	4.2



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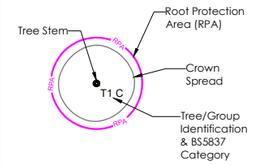

Category A
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Tree/group of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Category U
Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix 4

Drawing Title:
Tree Constraints Plan

Site Address:
140a Manchester Road
Huddersfield

Client:
Manchester Road Developments

Date:	Job Ref:
05/04/2024	TCC-1932-1

Scale:	Revision:
1:200 at A3	1

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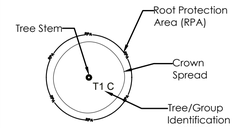
SITE PLAN Scale 1:100

AS PROPOSED

KEY



Category A
Tree/group of high quality with an estimated remaining life expectancy of at least 40 years.

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Tree/group of moderate quality with an estimated remaining life expectancy of at least 20 years.

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Trees in such condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Appendix 5 - Tree Impact Plan

Rev	Description	Date	By	App'd
-	-	-	-	-

Project: Proposed Student Accommodation 140A Manchester Road	Project no: 23-003	Date: 20/01/24	
Drawing Title: Site Plan as Proposed	Scale @ A1: As Shown	Drawn by: MO	Appr. by: -
Client: Manchester Road Projects Ltd.	Drawing no: AL0006		Rev: -

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