LAND AT THE REAR OF 20 & 22 MACCLESFIELD ROAD BUXTON DERBYSHIRE SK17 9AH

Report Prepared by

A L Smith M Arb CEnv MICFor F Arbor A
Chartered Arboriculturist

Summary

The purpose of this report is to provide a survey of the trees within and adjacent to land at the rear of 20 and 22 Macclesfield Road, Buxton, SK17 9AH. The survey is based on BS5837 and concludes that the trees on site are not of high value and that development is possible within the constraints of the trees on and adjacent to the site.

Table of Contents

1 INTRODUCTION....4

2 SITE VISIT AND OBSERVATIONS....4

3 APPRAISAL....6

4 CONCLUSIONS....7

5 RECOMMENDATIONS....8

6 OTHER CONSIDERATIONS....9

Appendix 1....10

Appendix 2 Tree Data and Works Required....11
Table 1 Tree Data....11
Table 2 Tree Protection Zones (TPZ) and Tree Works Required....12

Explanatory Notes....13

Appendix 3 Plan....15
Fig 1 Approximate Tree Locations....15

LIMITING CONDITIONS/DISCLAIMERS....16

1 INTRODUCTION

1.1 **Brief:** I am instructed by Mr & Mrs R Heathcote of Ravenshaw, 20 Macclesfield Road, Buxton, SK17 9AH l to survey trees at and adjacent to land at the rear of their property and the neighbouring property at 22 Macclesfield Road. This survey will form the basis for an arboricultural report on them to fulfil the requirements of BS5837 Trees in Relation to Construction-2005-Recommendations.

1.2 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, and include a summary in Appendix 1.

1.3 **Documents and information provided:** I was provided the following documents by Mrs F Heathcote which are listed below.

- Preliminary layout drawing
- Site location plan and photographs
- High Peak Borough Council Arboricultural Officers Report

1.4 **Scope of this report:** This report is only concerned with surveying the trees on site and within influencing distance of the site to BS5837**.** It includes a preliminary assessment based on the site visit and the documents provided, listed in 1.3 above.

2 SITE VISIT AND OBSERVATIONS

2.1 **Site visit:** I carried out an accompanied site visit on the 11th of February 2009. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. I only surveyed trees within influencing distance of the proposal. I did not have access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of inspection was overcast and there was a covering of snow on the ground

2.2 **Brief site description:** The site is an area of land to the rear of 20, 22 and 22a Macclesfield Road. The site is accessed through the side garden of No 20 into an area of land at the rear of all three properties. The area is bounded to the North by a stream and the remaining boundaries abut residential properties. The site slopes down to the stream and appears not to have had any form of formal management in the recent past. Although there is an open aspect to the site, it did not appear to be particularly exposed.

2.3 **Identification and location of the trees:** The trees in question are located within and outside site boundaries. I have tagged the trees within the site with white plastic markers secured by nails. I have included a location plan to show their approximate locations at Appendix 3 to this report. These plans are for illustrative purposes only and should not be used for directly scaling measurements. All the relevant information on them is contained within this report and the provided documents.

2.4 **Collection of basic data:** I inspected the trees and have indicated the numbering on the site plan extract enclosed as Fig 1 in Appendix 3. I identified obvious hedges and groups where appropriate. For each individual tree and group, I collected information on species, height, diameter, maturity and potential for contribution to amenity in a development context. I have recorded this information in the tree schedule included as part of the appraisal. I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.

2.5 **Tree Preservation Orders:** It was confirmed by the supplied report that no Tree Preservation Orders cover the site although the site abuts a Conservation Area which includes the group known as OSG1 within my data sheets. A provisional TPO has been placed on the site which will need to be confirmed in 6 months.

3 APPRAISAL

3.1 **Relevant references:** I have based the Tree Protection Zone measurements listed in Appendix 3 on BS5837 2005 Trees in Relation to Construction-Recommendations

3.2 **Trees on site:** The trees on site are situated mainly around the boundaries of the area surveyed. There is no single tree on site that represents high arboricultural significance at this time although T2035 may offer good future amenity if it can be retained within a designed scheme.

3.3 There is a linear feature of Norway Spruce on the western boundary to the site. Although their sizes vary considerably it is felt that these trees are of a similar age range. They are fully furnished to ground level on the site side and some crown lifting has occurred on the neighbouring side. The trees have screen value only and offer little in the way of visual amenity to the site. In overall landscape terms these trees offer very little and are not in keeping with the surrounding landscape.

3.4 On the Eastern boundary are a row of conifers previously reduced and a Beech and Elder offering some screen value. None of these trees is of high value in them selves but their retention may be desirable to retain a screen between the proposal and the neighbouring properties.

3.5 On the Southern boundary to the site at the rear of 22 Macclesfield Road is a larger Maple T2033. This tree has reasonable structure and will add some landscape benefits to the proposal. A small included bark union does give some cause for concern in the future and will need to re-assessed in 15-20 years time.

3.6 **Trees off site:** There is a linear feature of Hybrid Poplars in the garden of 8 Wye Grove. The poplars were also probably planted for screen value. The trees have established well and put on exceptional height and girth due to the wet conditions nearby. However given the type of tree involved the safe life expectancy of these trees is limited. Hybrid Poplars such as these are usually grown for a fast crop rotation and their removal after 30-40 years is considered normal because of their higher risk of branch failure after this time. Works may

well be required over the next 5-10 years to reduce their height in order to retain them as a screen.

3.7 The overall appearance of this line of trees is also not in-keeping with the nearby landscape. They offer little in terms of environmental habitat and their form is not one of great value.

3.8 The Poplars are at a lower level than the proposed area of development and the root protection areas can reflect this. Given the very wet environment in the immediate locale the root system will have grown to have access to this and it is highly likely that the root ingress up the slope is very limited.

3.9 **Method Statements:** In the Arboricultural officer's report of the 27th January she asks for appropriate Method Statements to be produced to ensure the protection of the trees. At this stage I do not believe these are helpful as only generic statements can be produced. In my opinion development is possible on this site and appropriate method statements can be produced as part of the conditions to planning permission being granted. These can then be site specific and therefore entirely suited to the site and capable of being enforced adequately.

3.10 **Japanese Knotweed:** This was noted on site and specialist advice for its treatment must be sought. As indicated in the tree officers report the plant is subject to environmental legislation.

4 CONCLUSIONS

4.1 On the basis of the above information and discussions, I summarise my conclusions as follows:-

- The two groups of trees (Poplars and Spruce) on and off site are not particularly suited to retention in a development context although it is recognised that they do provide an important screening function and could be retained. However the removal of OSG1 would be a more desirable outcome because of future management issues.

- The line of Spruce will need some crown lifting works to them if planning permission is obtained.

- Trees to the southern extent of the site could be retained within a development context with suitable protection measures in place and some realignment of the proposal.

- Ornamental and poorer quality trees within the site offer less amenity and could be mitigated for in replacement planting.

5 RECOMMENDATIONS

5.1 **Present requirements:** Tree works listed within the data sheets are based on arboricultural needs alone and do not take into consideration development proposals. Trees classified as C within the data sheets can be viewed as replaceable within a development context.

5.4 **Implementation of works:** All tree works should be carried out to BS 3998 *Recommendations for Tree Work* as modified by more recent research. It is advisable to select a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from Ampfield House, Romsey, Hants, SO51 9PA - Telephone 01794 368717; website www.trees.org.uk/contractors.htm.

5.5 **Statutory wildlife obligations:** The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provide statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

6 OTHER CONSIDERATIONS

6.1 **Arboricultural Impact Statement:** There are no arboriculturally significant trees on site, therefore the arboricultural impact the proposal will have on site is minimal. The opportunity to remove the poorer grade trees and replant will enhance the arboricultural amenity of this particular area.

A. L. Smith M. Arb. CEnv. MICFor. F. Arbor A
Chartered Arboriculturist.

Appendix 1

Qualifications and experience of Andrew L Smith

1. **Qualifications:**
   Certificate in Arboriculture Royal Forestry Society 1986
   Technicians Certificate Arboricultural Association 1988
   Master of Arboriculture Royal Forestry Society 1989
   Advanced Diploma in Arboriculture and Community Forestry 2001
   Cardiff University Accredited Expert Witness 2006
   Licensed Practitioner of Quantified Tree Risk Assessment 2006
   Professional Tree Inspection, Arboricultural Association / Lantra 2007

2. **Professional Body memberships**

   Fellow of the Arboricultural Association
   Chartered Arboriculturist, Institute of Chartered Foresters
   Chartered Environmentalist, Society of the Environment
   Professional Member of the International Society of Arboriculture

3. **Practical experience:** I have been involved in arboriculture for 33 years and have experience of private and local authority work practices.

4. **Continuing Professional Development:** Courses attended in the Past 2 years have included
   4 Day Visual Tree Assessment with Proff. Dr Claus Mattheck,
   5 Day Landscape Interpretation with Dr O Rackham
   International Society of Arboriculture Pest and Disease Seminar,
   Tree Morphology 2 Days
   County verifier for the Ancient Tree Hunt
   Professional Tree Inspection 3 days
   Fungal Decay Process and Applied Engineering 2 days
   Roadside Trees: Planting for quality and passive safety

5. **Relevant experience:** Retained Arboricultural Consultant for Ellesmere Port and Neston Borough Council

Appendix 2 Tree Data and Works Required

Table 1 Tree Data

Tree No	Species	Crown Spread as radii from Trunk (M)				Height (M)	Age Class	Stem Diameter (mm)	Condition
		N	S	E	W				
2033	Maple	4	5	5	5	9	M	500	F
2034	Beech	4	2	3	3	4	Y	100	F
2035	Oak	4	3	2	2	5	EM	150	F
2036	Ash	4	5	4	4	9	EM	300	F
2037	Goat willow	3	3	3	3	8	M	300	P
2038	Norway Spruce	4	0	3	3	5	EM	250	F
2039	Norway Spruce	1	4	4	4	12	M	550	F
2040	Norway Spruce	1	1	3	3	11	M	350	F
2041	Norway Spruce	4	1	3	4	8	M	300	F
2042	Norway Spruce	4	1	4	3	10	M	400	F
2043	Norway Spruce	2	3	2	2	7	M	300	F
2044	Norway Spruce	3	1	3	2	7	M	300	F
2045	Apple	2	2	3	3	4	M	250	P
2046	Willow	3	3	3	3	5	EM	100	F
G1 2047	Cypress	2	2	2	2	6	M	300	F
2048	Beech	4	4	2	2	5	EM	250	F
2049	Elder	1	4	2	2	4	M	350	F
OS G1	Hybrid Poplars	2	2	2	2	16	M	400	F

Table 2 Tree Protection Zones (TPZ) and Tree Works Required

Tree No	Species	Remarks	BS 5837 Classification	Works Required	TPZ (m^2)	Radius of TPZ (M)
2033	Maple	Fork at 2m, minor inclusion	B2	No tree works required	113	6.0
2034	Beech	Bark damage at base, future potential	B1	No tree works required	5	1.2
2035	Oak	Well formed young tree, future potential	B1	No tree works required	10	1.8
2036	Ash	Fork at 1m, Branch failure on southern limb at 3m included bark union	C1	Remove branch on south side	41	3.6
2037	Goat willow	On boundary limb failure	R	Fell		
2038	Norway Spruce	Part of a linear feature on boundary, all asymmetrical form	C2	Crown lift to 3m on Eastern side	28	3.0
2039	Norway Spruce	Part of a linear feature on boundary, all asymmetrical form, stem leaning to South	C2	Crown lift to 3m on Eastern side	137	6.6
2040	Norway Spruce	Part of a linear feature on boundary, all asymmetrical form	C2	Crown lift to 3m on Eastern side	55	4.2
2041	Norway Spruce	Part of a linear feature on boundary, all asymmetrical form	C2	Crown lift to 3m on Eastern side	41	3.6
2042	Norway Spruce	Part of a linear feature on boundary, all asymmetrical form	C2	Crown lift to 3m on Eastern side	72	4.8
2043	Norway Spruce	Part of a linear feature on boundary, all asymmetrical form	C2	Crown lift to 3m on Eastern side	41	3.6
2044	Norway Spruce	Part of a linear feature on boundary, all asymmetrical form	C2	Crown lift to 3m on Eastern side	41	3.6
2045	Apple	Open crown, moss covered limbs	R	Fell		
2046	Willow	Multi-stemmed fallen tree	R	Fell		
G1 2047	Cypress	Group of 6 trees some screen value	C1	No tree works required	41	3.6
2048	Beech	Heavily reduced in past screen value only	C1	Formative prune to compact form	28	3
2049	Elder	Included for completeness of survey only screen value and shrub	C1	Formative prune to compact form	55	4.2
OS G1	Hybrid Poplars	Linear feature, just over boundary fence, all have exposed upper roots	C1	No tree works required at present	72	4.8

Explanatory Notes

- **Measurements/estimates:** All dimensions are estimates unless otherwise indicated.
- **Species:** The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first. In some instances, it may be difficult to quickly and accurately identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicate it with a '?' after the name 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.
- **Mathematical abbreviations:** > = Greater than; < = Less than
- **Height:** Height is estimate height to the nearest metre.
- **Spread:** The maximum crown spread is visually estimate to the nearest metre from the centre of the trunk to the tips of the live lateral branches.
- **Diameter:** These figures relate to 1.5m above ground level and are recorded in centimetres. If appropriate, diameter is measure with a diameter tape. 'M' indicates trees or shrubs with multiple stems.

- **Estimated Age:** Age is estimated from visual indicators and it should only be taken as a provisional guide. Age estimates often need to be modified based on further information such as historical records or local knowledge. Y= < 20Yrs, SM = Half the expected mature age, EM = Two Thirds the expected mature age, M = Mature age, OM = Over mature going into senescence, V = Veteran
- **Distance to Structures:** This is estimated to the nearest metre and intended it as an indication rather than a precise measurement.
- **BS 5837** Trees in Relation to Construction- Recommendations 2005 lists 4 categories that trees should be placed into to aid in the Design, Planning and Implementation of Construction works near trees, these categories are as follows
- Category R Trees (less than 10 Years)
- Those trees that are in such a condition that any existing value would be lost within 10 years and which should, in the current context be removed for reasons of sound arboricultural management
- Category A Trees (More than 40 Years) Those of such high quality and value, that they are able to make a substantial contribution to the finished development.
- Category B Trees (minimum of 20 years) Those of moderate quality and value and that are able to make a significant contribution to the finished development.
- Category C Trees (Minimum of 10 years) Those of low quality and value and can remain until new planting can be established or young trees below 150mm diameter.
- Categories A B and C have 3 sub categories to cover either Arboricultural (1) Landscape (2) or Conservation (3) values

- **Condition** P = Poor F = Fair G = Good
- **Tree Protection Zone (TPZ) M²** The area needed surrounding a tree that contains sufficient rooting volume to ensure its survival.
- **Radius of Tree Protection Zone (M)** Suggested minimum radius of a circular enclosure that ensures the tree has sufficient rooting volume left undisturbed. This may be offset by 20% in one direction providing the total area of root protection is increased elsewhere to achieve the total TPZ area.
- **Works Required**
- Formative prune generally entails cleaning through the canopy to remove dead, dying, crossing and rubbing branches. It also includes the removal of epicormic and basal growth, the removal of any unbalanced or misshapen limbs, this will leave the tree in a safe attractive and desirable form
- Crown lift to a specified height is when lower branches are removed to allow either highway access or pedestrian access. This work is specified where the author has felt that damage may occur to the tree if lower branches are left as they are.
- Remove ivy instructions mean that at least 300mm should be removed from the base of any ivy growing into a trees canopy; the ivy should be allowed to dieback and then be removed from the tree.
- Monitor refers to an annual check on the condition of a fork that may be prone to movement within it.

Appendix 3 Plan

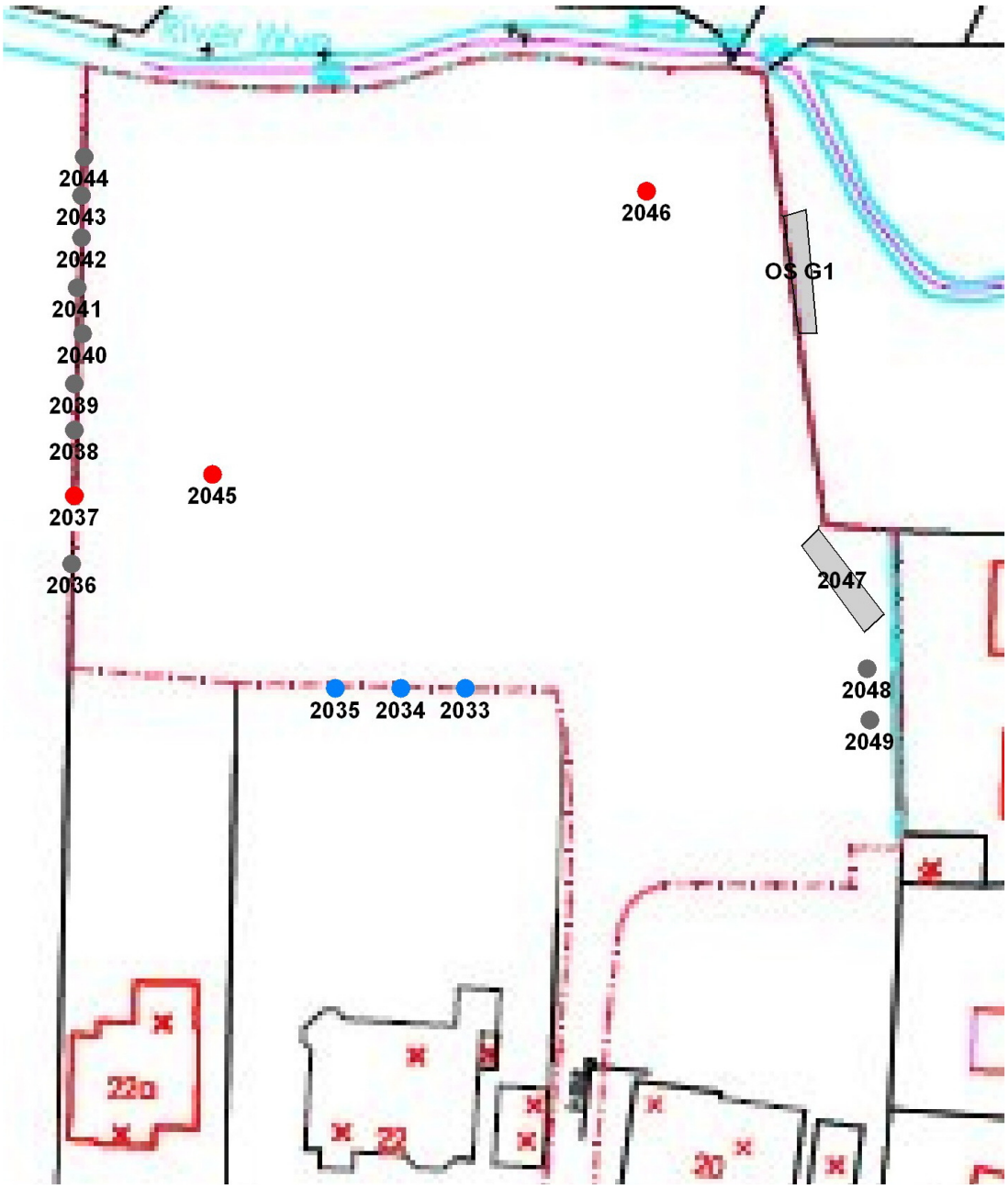

Fig 1 Approximate Tree Locations

LIMITING CONDITIONS/DISCLAIMERS

Unless stated otherwise

1. The Service

1.1 Tree Health Consulting Ltd agrees to supply arboricultural consulting services of a preliminary nature or a more thorough service as advised or as commissioned.

2. Fees

2.1 The client(s) will settle the agreed fee in full, within 14 days of receiving the invoice. Reports will remain the property of Tree Health Consulting Ltd until full payment has been received. No liability is accepted for the contents of a report that is not paid in full. Any queries should be notified to Tree Health Consulting Ltd within 7 days of the invoice date.

2.2 If the client(s) fails to pay within the time specified in 2.1 then Tree Health Consulting Ltd shall charge the client(s) interest on the outstanding fee, both before and after any judgment, at the rate of 4% above the Midland Bank base rate, until payment is made in full (A part of a month being treated as a full month for the purposes of calculating interest).

2.3 In the event that it is necessary to recover any outstanding fees from the client(s), the client(s) will fully reimburse any costs and expenses incurred during the recovery period, including court costs. Tree Health Consulting Ltd reserves the right to make a charge for every letter sent and telephone/fax call made, in connection with the recovery.

2.4 Should the arboriculturist be unable to complete the site investigation as a result of conditions outlined in 3.5, then Tree Health Consulting Ltd will charge the client(s) the costs of travel and time spent.

3. Site Investigation

3.1 The scope of the site investigation is preliminary in nature, unless otherwise agreed with the client(s). Where a more detailed investigation is required, the client(s) will be advised accordingly.

3.2 No investigation will be made of any covered, inaccessible, or underground structures (unless specifically stated).

3.3 Investigation of Private Covenants is to be the responsibility of the client/landowner or agent.

3.4 Site investigations are undertaken by experienced and suitably qualified arboriculturists. Observations are taken from ground level only, within the curtilage of the site and public accessible areas, where this can be done safely and without undue difficulty. Binoculars are used where necessary. Tree heights, age range and future growth potential are approximate. Unless stated otherwise: 1) information contained within our reports covers only those trees that were examined and reflects the condition of those trees at the time of the inspection: and 2) the inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

3.5 During the site investigation if the arboriculturist considers their personal safety is at risk, or that they would breach the conditions of the Health and Safety at Work Act (1974), then they are entitled to abandon the investigation and advise the client(s) accordingly.

3.6 The inspection may require on-site soil profile analysis and excavation and we cannot be held responsible for damage to any underground services not made known to us by the client/landowner or agent.

3.7 Identification of fungi, insects, or tree disorders is based on field observations and does not include a laboratory analysis (unless specifically stated).

3.8 Soil profile samples are extracted using a hand auger. The identification of soil profile types and soil conditions is based on field observations. No samples are taken for laboratory analysis (unless specifically stated).

4. The Report

4.1 If any part of the report is lost, or altered without the written consent of Tree Health Consulting Ltd, then the entire report becomes invalid.

4.2 The general format of reports is a licensed/certified product and cannot be shown, copied or distributed to third parties without the permission of Tree Health Consulting Ltd. No liability is accepted for the contents of the report, other than to that of the client(s).

4.3 The report will purport not to express any opinion or comment as to the condition or structural integrity of any building and no reliance should be made on any such comments.

4.4 The report does not represent legal advice and no reliance should be placed on any such comments.

4.5 If tree/s are on neighbouring land, the tree owner is ultimately responsible and therefore we would advise that the neighbouring tree owner check with his/her insurance company in order to ascertain if adequate building insurance cover is available in the event of any claims arising from the action of the tree/s.

4.6. Trees are dynamic living organisms and constantly change; therefore, all trees to be retained on site should be further inspected every two years by a qualified Consulting Arboriculturist.

4.7. Scale drawings, technical land surveys and accurate tree plotting data will be supplied if necessary and at extra cost. Non-scale sketch plan drawings may be included as part of the report.

5. Insurance Cover

5.1 All work carried out by Tree Health Consulting Ltd is covered by a £5,000,000 Third Party, Public Liability insurance and a £500,000 professional Indemnity insurance.

6. Quality of Craftsmanship

6.1 When appointing a Tree Contractor, please use only suitably qualified and experienced companies (The Local Authority Tree Officer may be able to provide a select list of such companies) and always check that they carry Public and Products Liability Insurance with a minimum of £2 million cover and the relevant Employers Liability Insurance. All tree works must conform rigorously to BS 3998 (1989) 'Recommendations for Tree Work' and as modified by research more recent. Any stump treatment (poisons) must be carried out by a licensed chemical operative.

6.2 Tree Health Consulting Ltd will not accept liability for any works undertaken by any other companies, or contractors.

7. Statutory Provisions

7.1 Before authorising these, or any other tree works, you should contact your Local Planning Authority to ascertain if the trees are the subjects of any Tree Preservation Order or if they are within a Conservation Area, as if either applies, statutory permission will be required before any works can take place