

REPORT N^o 70023367-ARB-01

122 OLD HALL STREET, LIVERPOOL

TREE CONSTRAINTS REPORT

October 2016

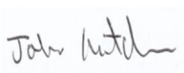
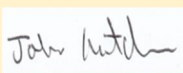


**122 OLD HALL STREET,
LIVERPOOL**
TREE CONSTRAINTS REPORT
122 Old Hall Street Limited

Project no: 70023367
Date: October 2016

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1 INTRODUCTION

1.1 INTRODUCTION

- 1.1.1 WSP | Parsons Brinckerhoff was instructed by 122 Old Hall Street Limited to undertake a tree survey and to subsequently provide a Tree Constraints Report for land at 122 Old Hall Street, Liverpool (hereafter referred to as 'the Site').
- 1.1.2 The purpose of this report is to provide information on existing trees and other substantial woody vegetation within and adjacent to the Site and to identify their above and below ground physical and biological requirements. This report also makes reference to the quality category¹ assigned to each surveyed arboricultural feature and provides outline advice on whether they are of sufficient value to influence future land-use and/or development of the Site.
- 1.1.3 It is envisaged that this report will be used to inform on the feasibility of future land-use and development within the Site and any subsequent conceptual or detailed designs.

1.2 VALIDITY PERIOD

- 1.2.1 Trees are dynamic organisms which are influenced by a variety of environmental variables and whose health and condition can rapidly change. As a result of this any recommendations made within this report are valid for a period of 24 months from the date of issue.

1.3 LIMITATIONS

- 1.3.1 This report in no way constitutes a health and safety survey. Where concerns for tree health and safety exist the necessary and appropriate tree inspections should be carried out.
- 1.3.2 The conservation value of the trees and the site has not been assessed. If an ecological assessment is required then this should be undertaken by a suitably qualified and experienced professional.

1.4 SURVEY AREA

- 1.4.1 The survey area is defined as all land within, and up to 15 metres beyond, the Site boundary as identified in Figure 2-1. This has been identified as the maximum area within which trees may be directly influenced by development activities and accounts for the Root Protection Area (RPA) associated with any trees growing outside the boundary of the Site.

¹ Anon (2012), 'British Standard BS 5837:2012 *Trees in relation to design, demolition and construction Recommendations*', BSI Standards Limited.

1.5 ABBREVIATIONS

The following abbreviations are used throughout this report:

- **AIA** – Arboricultural Implications Assessment
- **AMS** – Arboricultural Method Statement
- **BS 5837** – British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- **RPA** – Root Protection Area
- **TCP** – Tree Constraints Plan
- **TPO** – Tree Preservation Order
- **TPP** – Tree Protection Plan

1.6 DOCUMENTS USED

DOCUMENT NAME	REFERENCE NUMBER
Topographical Survey	16G059/001
Basement Level Drawing	None

2 SITE DESCRIPTION

- 2.1.1 The Site is located at the northern end of Old Hall Street, Liverpool. It includes a single multi-storey building along with extensive areas of hard-surfacing some of which is currently utilised as car parking.
- 2.1.2 The Site includes four semi-mature lime trees and a single dying cherry tree. The pavement adjacent to Leeds Street includes evidence of five old tree planting pits which have been surfaced over. These suggest that originally the Site contained additional trees which have died and not been replaced.

Figure 2-1: Aerial photograph of the site (edged in red)



- 2.1.3 The area surrounding the Site is predominately in either commercial use or forms part of the Liverpool City road network. The local landscape is formed primarily from built form and includes only limited areas of soft landscaping. There is only a single identified tree of significant stature within the area immediately surrounding the Site. This is located on the opposite side of the A5052 and at the end of Robert Street.
- 2.1.4 Reference to the British Geological Survey (www.bgs.co.uk) indicates that the underlying geology of the site forms part of the Chester Pebble Beds Formation of sedimentary sandstone and pebbly gravel. Superficial deposits are not recorded.
- 2.1.5 Soils formed from this parent material are likely to exhibit a loamy and clayey texture and a slightly acidic ph. They are also likely to display impeded drainage and moderate levels of fertility. Soils such as these are considered unlikely to predispose any of the surveyed vegetation to any particular pest or disease.

3 METHODOLOGY

3.1 DESK STUDY

3.1.1 A desk study was undertaken in order to identify the presence or otherwise of any statutory controls or other designations which may have relevance to trees within the survey area. This was undertaken with reference to the following information sources:

- Liverpool City Council (www.liverpool.gov.uk);
- Natural England – Nature on the map website/Multi Agency Geographical Information for the Countryside (MAGIC) (www.magic.gov.uk)
- Woodland Trust – Ancient Tree Hunt Interactive Map (www.ancient-tree-hunt.org.uk),

3.2 TREE SURVEY

3.2.1 A tree survey of the Site and 15m buffer area was undertaken on 27th October 2016.

3.2.2 The tree survey was undertaken in accordance with British Standard BS 5837:2012 (BS 5837) with topographical survey plan 16G059/001 forming the base mapping. The tree survey was undertaken in accordance with the following criteria:

- Hedges were recorded where they formed distinct visual or boundary features.
- In instances where trees form groups either aerodynamically, through mutual support or by forming a screen or other such feature they have been recorded as such.
- The trees have been inspected using the Visual Tree Assessment methodology as purported by Mattheck and Breoler (Mattheck & Breoler, 2006).
- Trees have been categorised in accordance with BS 5837 Table 1 a copy of which is included in Appendix B of this report.
- The tree survey was carried out from ground level only.
- No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- Tree heights and canopy spreads have been estimated to the nearest 1m.
- Stem diameters have been measured in accordance with Annex C of BS 5837. Diameters of single stem trees on level ground have been measured at 1.5m above ground level. The diameters of other commonly encountered stems have been measured where most appropriate and this is recorded within the schedule.
- The combined stem diameters for multi-stemmed trees have been calculated in accordance with BS 5837 paragraph 4.6.1. Root Protection Areas are calculated as an area equivalent to a circle with a radius 12 times the stem diameter.

3.3 NOTES AND LIMITATIONS

3.3.1 The positions of trees T1, T2, T3, T4, T5, T8 and T11 have been based upon the topographical survey plan provided. The positions of trees T6, T7, T9 and T10 are not shown on the topographical survey have been measured as accurately as possible although they must be considered approximate only.

- 3.3.2 The survey has only been undertaken from land within the client's ownership, from public land or from areas where formal access has been arranged.
- 3.3.3 Access to the soft-landscaped shrub bed to the east of the Site was restricted due to the presence of dense vegetation. The survey data associated with trees T9 and T10 has therefore been estimated.

4 RESULTS

4.1 DESK STUDY

- 4.1.1 The statutory status of the surveyed trees was checked with Liverpool City Council on the 26th October 2016. It was verbally confirmed by a Council employee that there were no Tree Preservation Orders (TPOs) within or adjacent to the Site. Further checks using the Council's website indicate that the Site is outside of a Conservation Area.
- 4.1.2 None of the surveyed trees have been identified as being covered by a TPO nor are they located within a Conservation Area.

4.2 TREE SURVEY RESULTS

- 4.2.1 A total of 11 trees were surveyed details of which are provided within the Tree Survey Schedule included in Appendix A of this report. A summary of the surveyed vegetation including its category is provided in Table 1.

Table 1: Summary of surveyed trees, groups, woodlands and hedges

BS 5837 CATEGORY	TREES
B	1
C	8
U	2
TOTAL	11

MODERATE QUALITY TREES

- 4.2.2 Moderate quality trees, groups, woodlands and hedges are those which have been identified as warranting inclusion within BS 5837 category B.
- 4.2.3 A single moderate quality B category birch tree was identified. This is recorded as Birch T11 and is located within the raised shrub bed on the eastern edge of the Site. This tree appears to be free from significant physiological or structural defects, is considered to be of good public amenity value and has an estimated retention span of at least 20 years.

LOW QUALITY TREES

- 4.2.4 Low quality trees, groups, woodlands and hedges are those which have been identified as warranting inclusion within BS 5837 category C.
- 4.2.5 A total of eight low quality C category trees were surveyed. These include four lime trees to the west of the existing building and a further four whitebeam trees which are located within the raised shrub bed to the east of the site.
- 4.2.6 These are all relatively small specimens with little presence in the wider landscape. The visual amenity value associated with these trees is relatively limited and consists primarily of low level screening and isolated greening of the urban environment.

TREES WHICH ARE UNSUITABLE FOR RETENTION

- 4.2.7 Trees, groups, woodlands and hedges which are unsuitable for retention are those which have been identified as warranting inclusion within BS 5837 category U.
- 4.2.8 Two U category trees which are unsuitable for long-term retention were identified. These include Cherry T5 and Rowan T10. Both of these trees are in poor overall condition, provide no identifiable public amenity value and, in the case of Cherry T5, should be removed irrespective of any future development work.

4.3 RECOMMENDED REMEDIAL WORKS

- 4.3.1 The following remedial works have been identified and should be undertaken within the timeframes provided:
- Lime T3 - Remove tree grill and re-lay paving to remove trip hazard, complete works within 1 year;
 - Cherry T5 - Fell to ground level, complete works within 3 months.
- 4.3.2 These works should be undertaken in the interests of safety and to remove the possibility of damage or injury to members of the public or third-party property. Failure to complete these works within the recommended timeframes may be deemed negligent and could result in a claim for damages in the event that injury or damage occurs.

5

LEGISLATION AND PLANNING POLICY

5.1 STATUTORY AND COMMON LAW

STATUTORY CONTROLS

- 5.1.1 None of the trees within or adjacent to the site are the subject of any statutory controls. The written consent of Liverpool City Council is not therefore required prior to undertaking any pruning of roots or branches or felling any of the surveyed trees.

COMMON LAW

- 5.1.2 Under Common Law it is permissible to cut back any roots or branches which encroach across the boundary of a property and originate from trees on third-party land. However, root or branch pruning which results in third-party loss or injury may give rise to a claim of 'damages' and, on this basis, you are advised to obtain the advice of an arboriculturist before undertaking any such works.

5.2 PLANNING POLICY

NATIONAL POLICY

- 5.2.1 The National Planning Policy Framework (NPPF) includes relevant guidance in chapter 11: Conserving and Enhancing the Natural Environment. Paragraph 118 of this chapter includes an expectation that planning permission should be refused where it results in the loss of ancient woodland and aged or veteran trees 'unless the need for, and benefits of, the development in that location clearly outweigh the loss'.
- 5.2.2 The Town and Country Planning Act 1990 places a duty upon local planning authorities to make provision for the preservation and planting of trees when granting permission for new development. It also affords local planning authorities with the power to make Tree Preservation Orders where it is expedient in the interests of amenity to make provision for the preservation of trees and woodlands.

LOCAL POLICY

- 5.2.3 The city of Liverpool currently operates under a Local Plan Document, 'The Unitary Development Plan (UP)' which was adopted in 2002. Relevant policies include:

PLANNING POLICY HD22

- 5.2.4 This policy requires the retention of key site features including trees and allows the Council to refuse planning permission for proposals which result in unacceptable tree loss. Furthermore, it requires that retained trees are incorporated into any future site layout with adequate consideration given to their spatial requirements and protection during construction.

PLANNING POLICY HD23

- 5.2.5 This policy requires that new development makes provision for the planting of new and replacement trees including the use of native species where appropriate.

6 DISCUSSION

6.1 TREE RETENTION AND REMOVAL

- 6.1.1 The surveyed trees have been categorised in accordance with BS 5837 Table 1 a copy of which is included in Appendix B of this report. The purpose of this categorisation is to enable an informed decision to be made regarding which trees can reasonably be removed or retained.
- 6.1.2 When determining whether it is acceptable to remove a tree consideration should be given to its category rating. Although the removal of any tree should be considered on its individual merits the following statement provides general guidance as to the overall value of each tree and whether it is worthy of integration into any future development scheme.
- Moderate quality B category trees should be retained wherever this is reasonably practicable and are of sufficient value to influence the design;
 - low quality C category trees are of insufficient value to influence the design. These trees should be retained only where they do not pose a constraint on development, and;
 - U category trees will not generally be retained and should be removed as part of a programme of sound arboricultural management.
- 6.1.3 The removal of moderate quality B category Birch T11 is unlikely to be an issue as it is outside the development boundary. However, any works which damage its roots and branches or significantly reduce its long-term viability or retention span could be viewed as contrary to Planning Policy HD22 by Liverpool City Council.
- 6.1.4 Trees T1-T4 and T6 to T9 should not be viewed as a constraint to development and could reasonably be removed if required. These trees provide only limited public amenity value and could be readily replaced with new planting if required. The presence of several historic planting pits to the fore of the existing building suggests that similar trees have already been lost and have not been replaced. This would indicate that Liverpool City Council has not objected to their loss as replacement planting has not been implemented and does not appear to have been required.
- 6.1.5 Trees T5 and T10 should also not be seen as constraints to future development. Cherry T5 should be removed irrespective of any future development works whilst Rowan T10 is in poor health and has an estimated retention span of less than ten years.

6.2 DIRECT AND INDIRECT CONSTRAINTS

- 6.2.1 The constraints imposed by retained trees occur both above and below ground, are associated with their current and future physical and physiological requirements and include the roots, stem and crown.
- 6.2.2 British Standard BS 5837 defines the RPA as 'the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability' and is an area within which the requirements of the tree must be given priority.
- 6.2.3 It also describes the default position as being one where structures are not located within the RPA of any retained tree. However, where there is an overriding justification to do so technical solutions may be available which permit the construction of structures without unreasonable damage to the tree.

6.2.4 It is therefore recommended that, unless there is an overriding reason, all development (e.g. structures, hard surfacing, level changes and underground services) is excluded from the RPA of retained trees. If development is deemed necessary within these RPAs then it is further recommended that the advice of an arboriculturist be sought at the earliest opportunity. This is to ensure that the likely impact on the trees can be fully assessed and that opportunities for any potential mitigation can be identified and incorporated into any future design.

6.2.5 Other potential constraints include, but are not limited to, the following items:

- The current and ultimate height and spread of the tree;
- it's individual characteristics such whether it is likely to drop branches, sticky sap or tolerate regular pruning and;
- it's likely impact of the living conditions of future residents in terms of shade and fears over safety, breakage or collapse.

6.2.6 In some instances it may be possible to successfully manage the constraints imposed by existing trees through an identified programme of removal and replanting. This should to be considered within the context of the scheme as a whole and should seek to balance the retention of existing trees against the benefits provided by any new development and associated planting.

6.3 TREE CONSTRAINTS PLAN

6.3.1 The location of surveyed trees and other vegetation is shown on the Tree Constraints Plan (TCP) which is included within Appendix C of this report.

6.3.2 The TCP provided shows the approximate position of each tree, group, woodland and hedge including its current canopy spread and the area covered by the RPA. The trees, groups, woodlands and hedges have also been colour coded based upon the quality category within which they have been placed.

6.3.3 The purpose of the TCP is to visually identify the constraints imposed by the existing trees and to enable this information to be easily incorporated into any future design.

6.3.4 The RPAs of trees T3, T6, T7 and T8 have been modified to account for obvious constraints to root growth. In the case of T3 this is the foundations of the existing building and in the case of trees T6, T7 and T8 this is the presence of a raised planting bed formed from substantial brick walls.

6.3.5 The RPA of Birch T11 has not been modified despite the presence of two low retaining walls to the north and south of the stem. This is because the walls are relatively small, are unlikely to have substantial foundations and there is no apparent reason why roots should not be able to pass beneath them.

6.3.6 The RPAs associated with trees T5 and T10 have not been shown on the basis that these trees are unlikely to be retained as part of any future development meaning that their current rooting areas will not represent any form of potential constraint. Canopies are shown for visual purposes only.

6.4 FUTURE REQUIREMENTS

6.4.1 British Standard BS 5837 Figure 1 provides information relating to the integration of trees into the design and construction process. This identifies the key stages of tree protection and recommends that, prior to either client or regulatory approval; an Arboricultural Method Statement (AMS) and draft Tree Protection Plan (TPP) are produced and integrated into the final design.

- 6.4.2 If requested by Liverpool City Council then an AMS should be prepared by an arboriculturist and should evaluate the direct and indirect effects of development on existing trees. It should also identify any necessary mitigation measures including special construction methods, tree protection barriers and mitigatory planting where this is required. In situations where tree removals have been agreed as part of an approved planning application then these trees should be recorded as such within the AMS.
- 6.4.3 A draft TPP should also be produced in support of the site specific AMS and should clearly identify those trees which are to be removed and retained, the position and extent of all tree protection measures and any construction exclusion zones.
- 6.4.4 The details contained within the draft TPP should subsequently be incorporated into relevant plans, method statements and other associated documents. This is to ensure that all parties are aware of the constraints posed by new and existing trees, the protection measures which are necessary to ensure their sustainability and those areas where construction should not take place.

7

RECOMMENDATIONS

It is recommended that the information contained within this report is used to inform any future development of the site.

8 CONCLUSIONS

A total of 11 trees were surveyed. These include one moderate quality B category specimen, nine low quality C category specimens and two further trees which are unsuitable for retention irrespective of any future development works.

The trees have been categorised in accordance with BS 5837 Table 1. The categories assigned to each tree should be used when determining whether they should be retained or removed.

Birch T11 is of sufficient value to influence any future development and, given its position outside the planning boundary, is unlikely to be removed. Trees T1-T4 and T6-T9 should be retained where they do not pose a constraint to development whilst T5 should be removed within 3 months and T10 when it either declines further or becomes potentially unsafe.

Any future development should take account of the above and below ground constraints imposed by retained trees. The advice of an arboriculturist should be sought in order to ensure that a satisfactory juxtaposition is achieved between new and existing trees, built form and the final land use of the site.

9

PHOTOGRAPHS

Photograph 1: Trees T1-T4 showing limited visual amenity value



Photograph 2: Dying Cherry T5



Photograph 3: Old tree pits showing evidence of trees that have been removed and not subsequently replaced



Photograph 4: Birch T11 which is clearly visible from the adjacent car park



10

BIBLIOGRAPHY

British Standards Institute. (2012). *Trees in relation to design, demolition and construction - Recommendations*. London: BSI Standards Ltd.

Mattheck, C., & Breloer, H. (2006). *The Body Language of Trees*. Norwich: TSO (The Stationary Office).

Appendix A

TREE SURVEY SCHEDULE

KEY:

REFERENCE NUMBER:	Individual reference number			
TYPE:	T - Tree	G - Group	W - Woodland	H - Hedge
SPECIES:	Species listed by common name			
HEIGHT:	Overall height (m)			
DIAMETER:	Stem diameter (mm) calculated in accordance with BS 5837 paragraph 4.6.1. An average stem diameter is provided for groups, woodlands and hedges. * Denotes an estimated stem diameter			
-	Denotes data that has not been collected either because it is not available or is not considered relevant			
NO. OF STEMS:	Number of stems (individual trees only)			
N, E, S, W:	Crown spread taken at each cardinal point (m)			
LCH:	Lowest crown height (m)			
FSB:	Height of lowest significant branch (m)			
AGE CLASS:	Young - < 1/3 rd estimated life expectancy	Semi-mature – 1/3 rd to 2/3 rd estimated life expectancy	Mature - > 2/3 rd estimated life expectancy	Veteran – a tree which exists significantly beyond its normal life expectancy
PHYSIOLOGICAL CONDITION:	Good	Fair	Poor	Dead
STRUCTURAL CONDITION:	Good	Fair	Poor	
ESTIMATED REMAINING CONTRIBUTION:	>10 years	10+ years	20+ years	40+ years
CATEGORY:	BS 5837 Category - A, B, C, U BS 5837 Sub-category - 1, 2, 3			
RPA RADIUS	The radius of the circular Root Protection Area associated with the tree as measured from the centre of the stem (m)			
RPA AREA	The overall area of the Root Protection Area (m ²)			

DATE OF SURVEY: THURSDAY, 27 OCTOBER 2016 SURVEYOR: JOHN MITCHENER

TREE NO	TYPE	SPECIES	HEIGHT	DIAMETER (mm)	NO. OF STEMS	N	E	S	W	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	NOTES	RPA RADIUS (m)	RPA AREA (m2)
1	T	Lime	5	210	1	4	2	3	3	2	1.5	Semi-Mature	Fair	Fair		20+	C1	Established tree; Minor deadwood in crown; Little visual amenity value within wider landscape	2.5	20
2	T	Lime	6	200	1	4	3	2	2	2	1.5	Semi-Mature	Fair	Fair		20+	C1	Established tree; Minor deadwood in crown; Little visual amenity value within wider landscape	2.4	18
3	T	Lime	6	290	1	2	2.5	4	3	1.5	2	Semi-Mature	Fair	Fair	Remove tree grill and re-lay paving to remove trip hazard; Complete works within 1 year	20+	C1	Occluded and partially occluded pruning wounds to stem; Roots lifting tree grill and surrounding paving; Little visual amenity value within wider landscape	3.5	38
4	T	Lime	5.5	250	1	3	2	3	3	2	2	Semi-Mature	Fair	Fair		20+	C1	Established tree; Minor deadwood in crown; Little visual amenity value within wider landscape; Roots causing minor damage to surrounding paving	3.0	28
5	T	Cherry	5	280	1	0	4	4	2	2	2.5	Over Mature	Poor	Poor	Fell to ground level within 3 months	<10	U	Declining tree; Major crown dieback; Major deadwood in crown	3.4	35
6	T	Whitebeam	4.5	275	1	2	2	1.5	1.5	1	1	Semi-Mature	Fair	Fair		10+	C1	A small tree of limited landscape value	3.3	34
7	T	Rowan	4.5	125	1	1.5	2.5	2	0.5	1	1	Semi-Mature	Fair	Fair		10+	C1	A small tree of limited landscape value	1.5	7

TREE NO	TYPE	SPECIES	HEIGHT	DIAMETER (mm)	NO. OF STEMS	N	E	S	W	LCH	LBH	AGE CLASS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	PRELIMINARY MANAGEMENT RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION	CATEGORY	NOTES	RPA RADIUS (m)	RPA AREA (m2)
8	T	Whitebeam	4.5	300	1	2.5	3.5	2.5	2.5	0.5	1	Semi-Mature	Fair	Fair		10+	C1	A small tree of limited landscape value	3.6	41
9	T	Whitebeam	5	275*	1	2.5	2.5	2.5	2.5	1.5	1.5	Semi-Mature	Fair	Fair		10+	C1	No access; Within dense shrub bed	3.3	34
10	T	Rowan	4	75*	1	1	1	1	1	1	1	Semi-Mature	Poor	Poor		<10	U	No access; Within dense shrub bed; Declining tree; Dense ivy to stem	0.9	3
11	T	Birch	11	590	2	5	5	5	4	1.5	1.5	Mature	Good	Fair		20+	B1	Major stem division at 0.5m	7.1	157

Appendix B

SUMMARY OF BS 5837:2012 TABLE 1

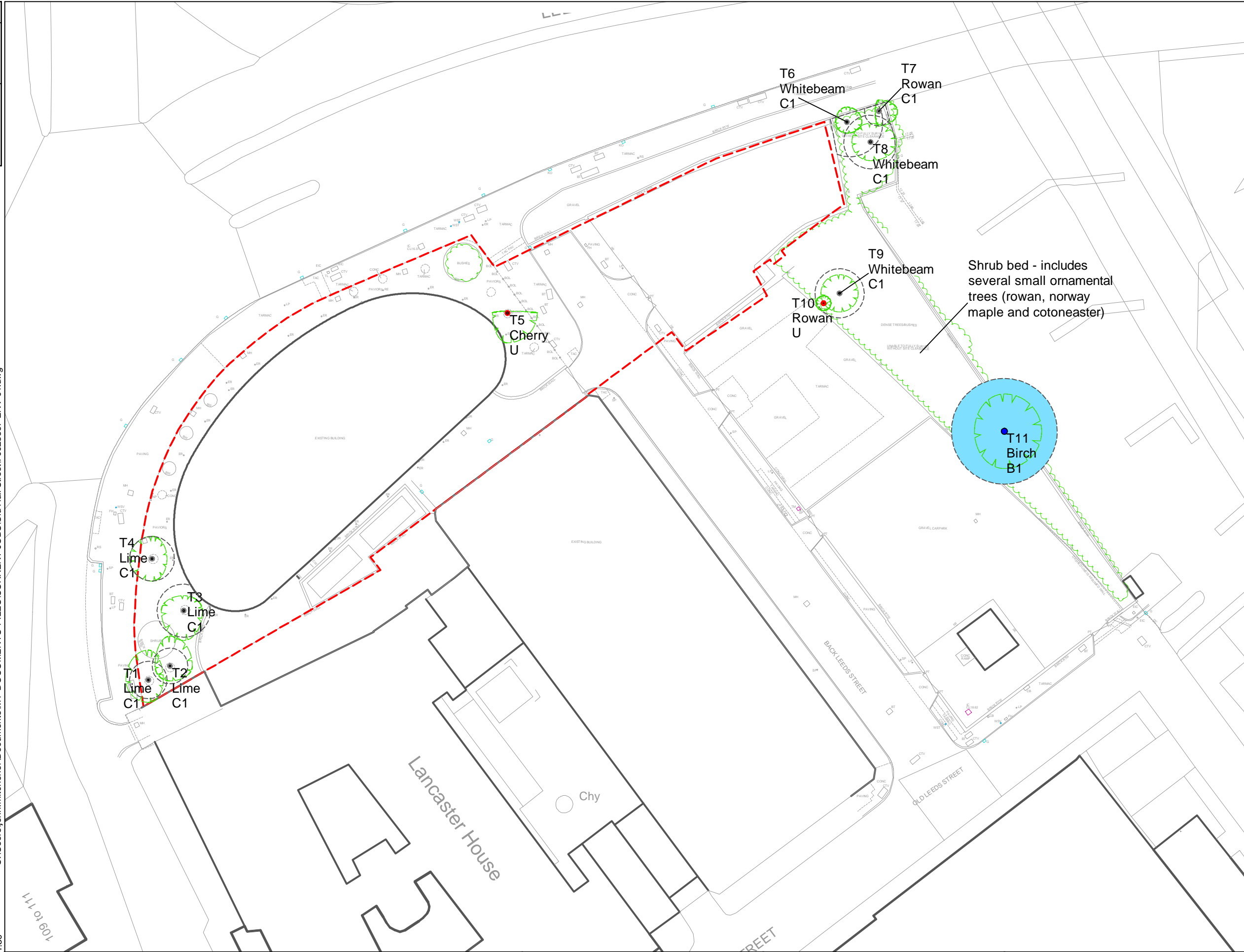
SUMMARY OF BS 5837:2012 TABLE 1

TREES UNSUITABLE FOR RETENTION

U	Trees 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 Identified by dark red coloration on the tree constraints plan. These trees should not be a consideration in the planning process.
Trees to be considered for retention	
A	Trees of high quality with an estimated remaining life expectancy of at least 40 years. Identified by light green coloration on the tree survey plan.
B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Identified by mid blue coloration on the tree survey plan.
C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Identified by grey coloration on the tree survey plan. The following subcategories are applied. Trees may be allocated more than one subcategory, but this will not increase their overall value.
1: Mainly arboricultural values	
A1	Trees that are of particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principle trees within an avenue).
B1	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. the presence of significant though remediable defects including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention beyond 40 years; or trees lacking the special quality necessary to merit category A designation.
C1	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.
2: Mainly landscape values	
A2	Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features.
B2	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.
C2	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.
3: Mainly cultural values, including conservation	
A3	Trees, groups or woods of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).
B3	Trees with material conservation or other cultural value.
C3	Trees with no material conservation or other cultural value.

Appendix C

TREE CONSTRAINTS PLAN



KEY

- T

PREFIX

TREE
- CATEGORY GRADING

B CATEGORY

C CATEGORY

U CATEGORY
- ATTRIBUTES

INDICATIVE ROOT PROTECTION AREA (RPA)

INDICATIVE RPA - B CATEGORY TREE

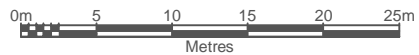
INDICATIVE TREE CANOPY
- OTHER ATTRIBUTES

BUILDING/STRUCTURE

BASEMENT



Approximate North



TECHNICALLY APPROVED

Drawn: JM		Checked: ND		
Designed: JM		Approved: ND		
Date: 26/10/2016	Scale: 1:500	A3	Sheet: 1 OF 1	
Project Number:		Drawing Number:		Revision:
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Client:
122 OLD HALL STREET LIMITED

Project:
122 OLD HALL STREET LIVERPOOL

Title:
TREE CONSTRAINTS PLAN