



Phase 1 Tree Survey & Preliminary Tree Constraints/Impact Assessment Plan

Cressington House, St Mary's Road, Liverpool, L19 0NF

Prepared for:

TELEREAL TRILLIUM

Our Ref: 14/AIA/LIV/17

24 February 2015

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TREE SURVEY SCHEDULE (BS5837: 2012)

TREE SOLUTIONS LTD

SITE:	LAND AT CRESSINGTON HOUSE, ST MARY'S ROAD, LIVERPOOL, L19 0NF
CLIENT:	TELEREAL TRILLIUM
BRIEF:	PHASE 1 TREE SURVEY & INDICATIVE ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	01 DECEMBER 2014
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	14/AIA/LIV/17

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TREE NO. <small>T - Tree G - Group H - Hedge</small>	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* DIA.(mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T1	Cherry	FM	5 1.5N	5	5	5	5	490	M/G	<ul style="list-style-type: none"> Located on site frontage within linear planting bed, hard standing to east and west restricting root growth Exposed surface roots with mower damage Bifurcates to multiple stem from 2m (fused) tip dieback in crown E.R.C. ≤20 	<ul style="list-style-type: none"> Fell for development 	B2	5.9 109m²
T2	Sycamore	EM	12 2N	5	5	5	5	460	G	<ul style="list-style-type: none"> No significant defects E.R.C. 20+ 	<ul style="list-style-type: none"> N/A 	B2	5.5 96m²
T3	Acacia	M	15 3N	4	7	7	2.5	680	M	<ul style="list-style-type: none"> Tip dieback in crown Fractured limbs from brittle nature of species & hazard beam Decay cavity at base to west - internal decay evident when tested with impact sounding hammer Reaching end of safe & useful life expectancy for high target location & most appropriate tree to remove to accommodate new vehicular access E.R.C. ≤10 	<ul style="list-style-type: none"> Fell for development 	C2	8.2 209m²

HEADINGS & ABBREVIATIONS

TREE NO.
SPECIES:
AGE RANGE/LIFE STAGE:
HEIGHT:
CROWN SPREAD:
CROWN CLEARANCE & DIRECTION OF GROWTH:
STEM DIA/MULTI-STEM DIA:
VITALITY:
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:
BS 5837 CATEGORY & SUB-CATEGORY GRADING:
BS 5837 RADIUS & BS 5837 RPA:

REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M²) NOTE - ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

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TREE NO. <small>T - Tree G - Group H - Hedge</small>	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* D/A (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T4	Lime	EM	16 1.5N	5	4	4.5	4.5	450	G	<ul style="list-style-type: none"> Bifurcates to 2 co-dominant stems from 1.8m Roots restricted within linear planting bed E.R.C. 20+ 	• N/A	B2	5.4 92m²
T5	Sycamore	M	16 2W	4.5	5	4.5	5	450	G	<ul style="list-style-type: none"> Located outside western boundary & unable to gain access to accurately survey - comments are from what was visible from within the site. Within 200mm from brick wall - minor displacement of wall evident Car park over primary roots within site - RPA modified to reflect E.R.C. 20 	• 3rd party tree - N/A	B2	5.4 92m²
T6	Sycamore	M	17 4S	3	5.5	5	2	500	M	<ul style="list-style-type: none"> As T5 - measurements are approx. due to no access Entirely Ivy clad impeding inspection E.R.C. 10 	• 3rd party tree - N/A	C2	6 113m²
T7	Sycamore	M	15 4W	5	5.5	4.5	4.5	340 360 (495)	M/P	<ul style="list-style-type: none"> As T5&6 located outside boundary with no access to accurately survey Co-dominant stems from base - both recorded & combined as per BS Abutted garden boundary wall to SW which is now dilapidated due to root expansion Dieback & deadwood in crown - tree appears stressed and in decline Hard standing & garage over roots to south - RPA modified accordingly to reflect E.R.C. <10 	<ul style="list-style-type: none"> 3rd party tree - N/A Removed dead branches over site 	C2	5.9 111m²

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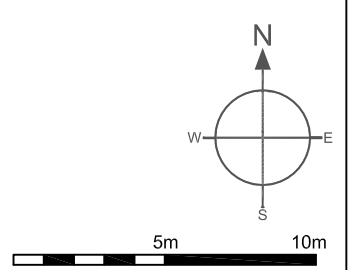
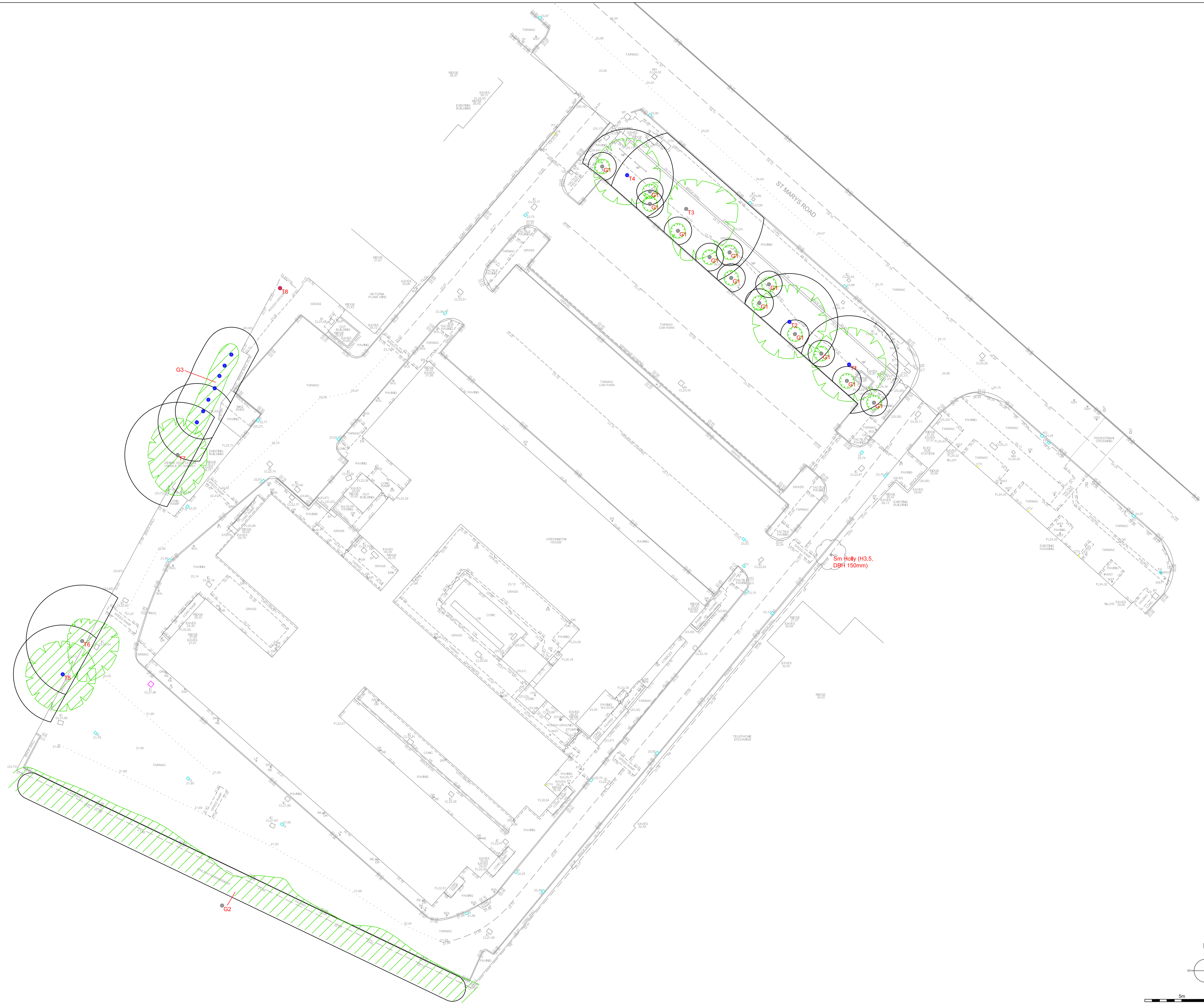
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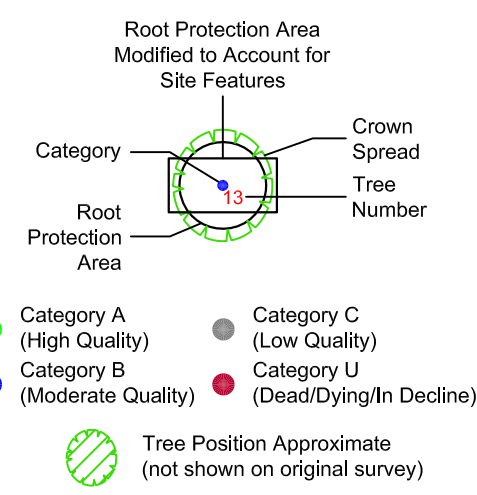
TREE NO. <small>T - Tree G - Group H - Hedge</small>	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM* D/A (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m²)
				N	S	E	W						
T8	Sycamore								P/MD	<ul style="list-style-type: none"> Main stem dead just leaving overgrown epicormic suckers E.R.C. 0 	<ul style="list-style-type: none"> Fell 	U	N/A
G1	Maple (Norway)	Y	≤3.5	1	1	1.5	1	≤140	M	<ul style="list-style-type: none"> Small insignificant trees with planting stakes still present No room to establish due to adjacent mature trees E.R.C. 0 	<ul style="list-style-type: none"> Fell 	C2	1.7 9m²
G2	Hawthorn Holly Sycamore Ash	SM / EM	≤5					≤150	M	<ul style="list-style-type: none"> Predominantly unmanaged self set scrub growth located at top of railway embankment Roots restricted to north by concrete edge restraint to car park - RPA modified E.R.C. 0 	<ul style="list-style-type: none"> 3rd party tree - N/A 	C2	1.8 10m²
G3	Poplar (Lombardy)	M	≤23	1.5	1.5	1	1.5	≤300 400	M	<ul style="list-style-type: none"> Linear group of trees at 1m centres located outside western boundary. Tree to south largest in group DBH 400mm - individual RPA plotted No access to survey base of trees for signs of butt decay associated with this species at this age E.R.C. 20 	<ul style="list-style-type: none"> 3rd party tree - N/A 	B2	3.6 41m² 4.8 72m²

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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	<ul style="list-style-type: none">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 declineTrees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of 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 those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	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)	See Table 2
Category B Trees of moderate quality with an 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 growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of 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 collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2



Legend



Client:	
Telereal Trillium	
Project:	
Cressington House, St Mary's Road, Liverpool, L19 0NF	
Title:	
Tree Constraints Plan	
Scale:	Date:
1:250@A1	December 2014
Drawn By:	Revision:
AM	-
Job Ref:	Drawing No:
14/AM/LIV/17	01

Do not scale from this drawing all dimensions to be checked on site.

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Legend

Root Protection Area
Modified to Account for
Site Features

Category A
(High Quality)

Category B
(Moderate Quality)

Category C
(Low Quality)

Category U
(Dead/Dying/In Decline)

Tree Position Approximate
(not shown on original survey)

Tree Proposed for Removal

Crown Spread
Tree Number

Client:
Telereal Trillium

Project:
Cressington House, St Mary's Road,
Liverpool, L19 0NF

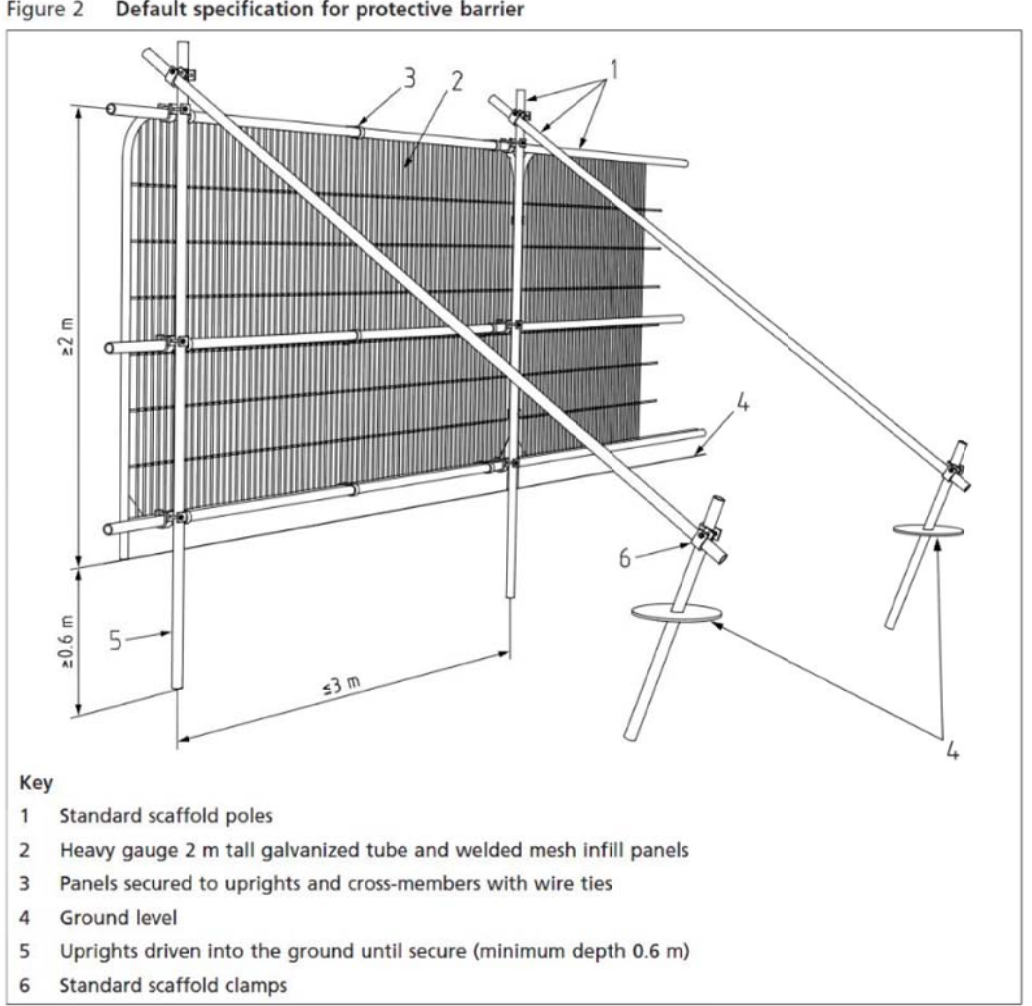
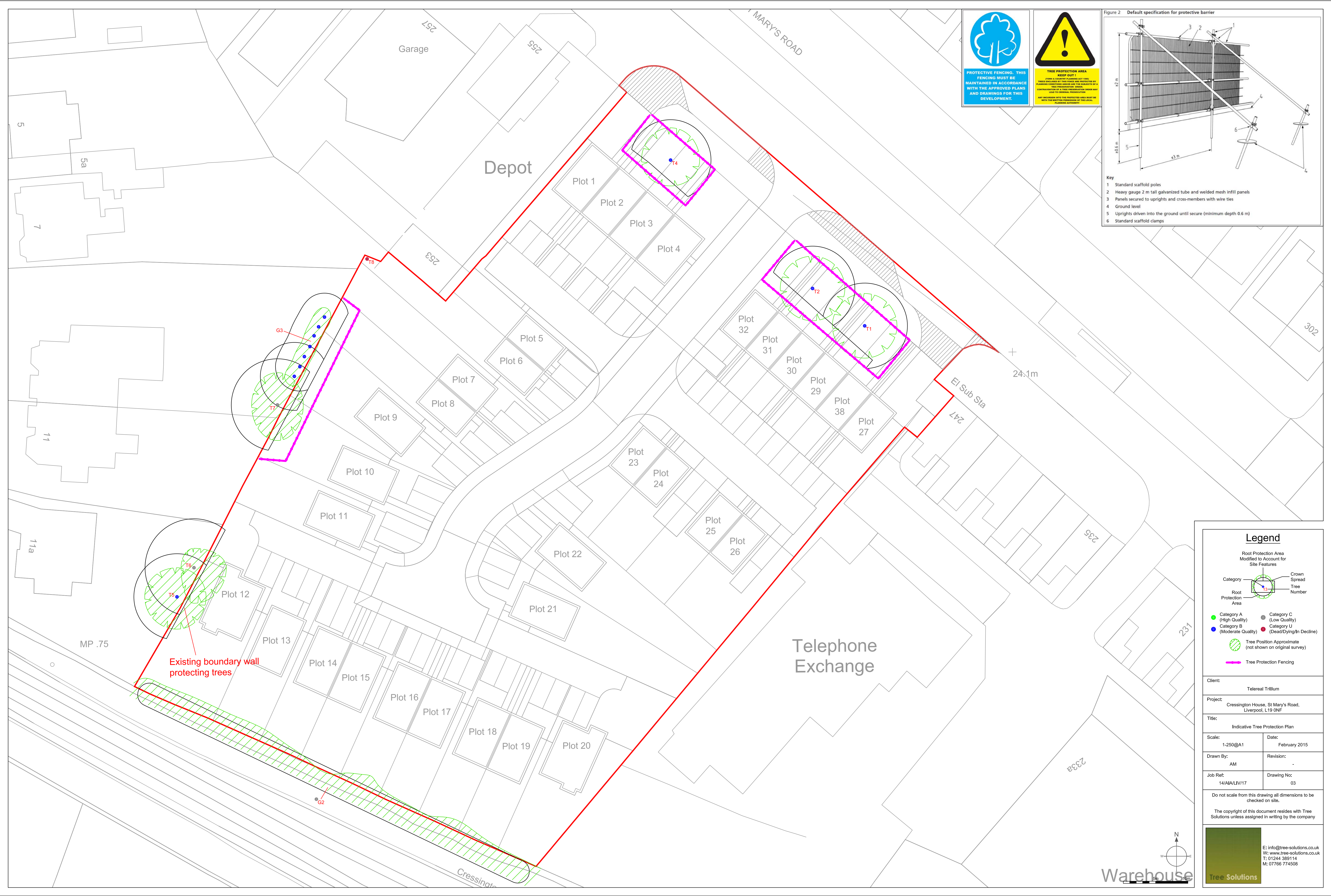
Title:
Preliminary Arboricultural Impact Assessment

Scale: 1:250@A1	Date: February 2015
Drawn By: AM	Revision: A
Job Ref: 14/AIA/LIV/17	Drawing No: 02

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Legend

Root Protection Area
Modified to Account for
Site Features

Category A (High Quality) Category B (Moderate Quality) Category C (Low Quality) Category U (Dead/Dying/In Decline)

Tree Position Approximate (not shown on original survey)

Tree Protection Fencing

Client: Telereal Trillium

Project: Cressington House, St Mary's Road, Liverpool, L19 0NF

Title: Indicative Tree Protection Plan

Scale: 1:250@A1 Date: February 2015

Drawn By: AM Revision: -

Job Ref: 14/AA/LIV/17 Drawing No: 03

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