



**BRUNSWICK STREET
GARSTON**

**MCI DEVELOPMENTS
TREE SURVEY REPORT**

tba

landscape architects

**Landscape Architecture
Arboriculture**

1st Floor, Building 2
The Wharf Business Centre
Lower Wharf Street
Ashton-under-Lyne
Lancashire OL6 7PB

Tel: 0161 308 3765

Fax: 0161 343 3513

Email: info@trevorbridge.co.uk

www.trevorbridge.co.uk

© Copyright reserved Trevor Bridge Associates Limited 2009
The contents of this document must not be copied
in whole or in part without the written consent of
Trevor Bridge Associates Limited

February 2009

Ref: CC/4541/TreeSurveyReport

1.0 INTRODUCTION

- 1.1 The survey of trees and associated vegetation has been undertaken by tba on behalf of MCI Developments. The survey was undertaken in February 2009.
- 1.2 Before any work is undertaken to the existing trees the applicant/landowner must verify whether the site is protected by a Tree Preservation Order. Trees located off site cannot be assessed in terms of structural integrity without trespass. We recommend that the owners of adjacent trees employ an Arboriculturist to assess the condition of their trees. The site should be re-inspected in twelve months' time to assess any environmental, biological or anatomical changes.
- 1.3 Each tree has been identified on the attached drawing. All trees have been inspected and categorised in accordance with guidelines contained within BS5837: 2005 Trees in Relation to Construction as follows:

Age Category

Y	Young – Young or self sown
SAP	Sapling – A tree not much larger than nursery origin. Could easily be replaced.
SM	Semi-mature - An established tree up to one third the expected ultimate height
EM	Early-mature - An established tree between one third and two thirds expected height.
M	Mature - An established tree more or less full height for species and site environment. May still be increasing in girth quite rapidly
OM	Over mature – More or less full height and girth. Increasing in size only slowly. Perhaps showing signs of decline.

Amenity Value (see 2.0 Cascade Chart on following page)

2.0 CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL			
Category	Criteria		
'R' Those 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.	<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 'R' category trees (ie 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 the health and/or safety of other trees nearby (eg Dutch Elm disease) or very low quality trees suppressing adjacent trees of better quality. <p>NOTE: Habitat reinstatement may be appropriate (eg 'R' category tree used as a bat roost, installation of bat box in nearby tree)</p>		
TREES TO BE CONSIDERED FOR RETENTION			
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation
'A' Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	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 (eg the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (eg avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg veteran trees or wood pasture)
'B' Those of moderate quality and value: in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (eg presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (eg trees of moderate quality within an avenue that includes better 'A' category specimens) or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
'C' Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150 mm	Trees not qualifying 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 screening benefit	Trees with very limited conservation or other cultural benefits
	<p>NOTE: Whilst 'C' category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation</p>		

3.0 SCHEDULE

Tree No.	Species	Height (mtrs)	Stem dia. (mm at 1.5m)	Age	Height of crown clearance	Condition/Comments	Life Expy	Category grading
T1	Horse Chestnut	10	470	EM	4m	An early mature tree in poor general health with numerous cavities up the stem, bark flaking at the base and signs of Honey Fungus infection.	n/a	R
T2	Lime	13	510	M	3m	A large mature tree situated adjacent to the main road. A tatty, dense crown with epicormic growth, deadwood, damaged branches and minor cavities, typical of the species, but to acceptable levels. A large branch has been lost higher up the crown but the wound whilst untidy, appears sound. The upper canopy is slightly one-side due to the proximity to T3.	>20	B1
T3	Beech	13	870	OM	4m	A large, wide-spreading, multi-stemmed tree, with three main stems from 1.8m the junction apparently sound with no signs of decay or fracture. The tree has a number of large, gnarly wounds where large branches have been removed lower down but these appear to have healed well. There are some minor, mechanical bark wounds on the stem with some deadwood, damaged and crossing branches, some minor cavities, but no obvious major defects.	>20	B1
T4	Turkey Oak	17	610	M	10m	A large, mature tree, leaning heavily into the site but apparently firmly anchored with no signs of heave or ground cracking at the base of the stem. The tree has apparently been leaning for some time as the upper third of the canopy is more or less level. No obvious major defects with only small amounts of deadwood and damaged branches.	>20	B1
T5	Sycamore	10	410	EM	4m	An early mature tree in general moderate condition with an extensive cavity from a height of 1.5m leading up stem for a considerable distance. As the stem may be hollow for much of its length, the tree is potentially dangerous given its proximity to the road.	<10	R

Tree No.	Species	Height (mtrs)	Stem dia. (mm at 1.5m)	Age	Height of crown clearance	Condition/Comments	Life Expy	Category grading
T6	Oak	12	660	M	4m	A large, well-formed, wide-spreading, open-crowned, mature tree in good overall condition. Some minor cavities and deadwood but not excessive. A bark wound at the base appears to be well healed with no signs of decay. Debris has been piled at the base and the tree is situated on a natural slope at the edge of the site. A prominent tree with high visual amenity value.	>40	A1
T7	Lime	11	520	M	3m	A mature tree with very dense epicormic growth at the base and a dense, tatty crown with numerous dead, damaged or crossing branches and some minor cavities, though typical of the species and at an acceptable level. A prominent tree, growing relatively close to T8.	>20	B2
T8	Lime	13	540	M	2m	A mature tree, very similar to T7 with dense epicormic growth at the base, and numerous dead, damaged or crossing branches within a very dense crown and some minor cavities. Appears to have been topped in the past but re-growth apparently sound.	>20	B2
T9	Lime	13	600		3m	A large, mature tree, similar to T7 and T8 but with a better formed, more open crown, less deadwood and fewer cavities, though still a little untidy. Situated very close to a high, free-standing brick wall (<200mm away from the stem, the buttresses touching).	>20	B1
T10	Sycamore	6	160	SM	2m	A young but relatively prominent, well-formed tree with no obvious major defects. The tree has dense basal growth, some stubs, crossing branches and deadwood in the crown but this is minimal. A tree with future potential.	>40	B1

Group/ Hedge No.	Species	Height (mtrs)	Stem dia. (mm at 1.5m)	Age	Height of crown clearance	Condition/Comments	Life Expy	Category grading
G1	Sycamore, Willow	8	80	SAP	<1m	A dense group of saplings and coppice re-growth. Very low quality, with poorly formed crowns, lots of damaged branches, decay at junctions of re-growth and damaged bark. Very limited arboricultural value and none could be expected to make a good tree. Easily replaced.	>40	R
G2	Sycamore, Elder	8	150-260	SAP - SM	<1m	An extensive group of young trees and saplings of poor overall quality with little arboricultural merit. Most have lost large areas of bark missing with lots of general damage and signs of decay. None could be expected to make a decent tree. Easily replaceable.	>40	R
G3	Sycamore, Elder, Privet	9	-220	SM	1-2m	An extensive group of dense, multi-stemmed young trees and large shrubs. Very tatty with no specimens of any individual merit. Many have lost large quantities of bark, possibly as a result of sooty bark disease but some clearly mechanical damage. The main part of the group has a lot of debris piled at the base. May form a general screen if tidied up but would require selective pruning and felling.	>40	C2

Materials Schedule – Banks Road, Garston

Plots 1 - 19

Main Brick – IBSTOCK - Morpeth Blend.

Feature Brick – IBSTOCK Ravenhead Red Smooth

External Window Cills and Surrounds – Artstone Buff.

Roof Tile – Russell Grampian Slate Grey.

Roof Ridge – UPVC Dry

Roof Verge – UPVC Dry.

Facia and Soffit – White PVCu.

Rainwater Goods – White UPVC.

Windows – White PVCu

Front Doors – Cottage Style – Painted (red).