



Tree Survey Report

BS5837:2012 (Trees in Relation to Design, Demolition and Construction)
Format

Millbrook Manor, Knowsley Lane, Liverpool L34 0JN

Produced For: Brendan Cain

Author: R. Rainford

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1.	INTRODUCTION.....	4
1.1	INSTRUCTION.....	4
1.2	PURPOSE OF THE REPORT.....	4
1.3	PROVIDED DOCUMENTS	4
1.4	TREE DATA COLLECTION	4
1.5	INTERPRETATION OF TREE DATA.....	4
2	SITE CONTEXT.....	6
2.1	SITE OVERVIEW.....	6
2.2	TREESCAPE.....	6
2.3	SURROUNDING AREA	6
2.4	GEOLOGICAL DETAILS.....	6
3	STATUTORY CONTROLS	7
3.1	TREE PRESERVATION ORDERS	7
3.2	CONSERVATION AREAS.....	7
4	ARBORICULTURAL IMPACT ASSESSMENT	8
4.1	SUMMARY OF TREE IMPACT ASSESSMENT	8
4.2	DETAILED IMPACT ASSESSMENT	8
4.2.1	<i>Category A Trees and Groups (High Quality)</i>	<i>8</i>
4.2.2	<i>Category B Trees and Groups (Moderate Quality).....</i>	<i>8</i>
4.2.3	<i>Category C Trees and Groups (Low Quality)</i>	<i>8</i>
4.2.4	<i>Category U Trees and Groups</i>	<i>8</i>
4.3	COMMENTS ON TREE CONDITIONS	8
4.4	PREVIOUS TREE WORKS	9
4.5	PROPOSED TREE WORKS	9
4.5.1	<i>Arboriculturally Necessary Tree Works.....</i>	<i>9</i>
4.5.2	<i>Works to Facilitate Development Implementation</i>	<i>9</i>
4.6	IMPACT ON LOCAL AMENITY.....	9
4.7	DEVELOPMENT IMPACT ON CURRENT AND REMAINING TREE STOCK.....	9
4.8	PROPOSALS TO MITIGATE IMPACT	10
5	ARBORICULTURAL METHOD STATEMENT	11
5.1	INTRODUCTION	11
5.2	TREE MANAGEMENT PROGRAMME	11
5.2.1.1	Stage 1: Carry out all Arboricultural Works as per schedule.....	11
5.2.1.2	Stage 2: Implement Tree Protection to Adequate Standard.....	11
5.2.1.3	Specification for Protective Fencing.	12
5.2.1.4	Specification for Ground Protection Mats	12
5.2.1.5	Specification for Prohibition area	13
5.2.1.6	Tree Protection Plan	13
5.2.1.7	Stage 3: Carry Out all Building Works as Required.....	13
5.2.1.8	Stage 4: Remove Tree Protection	13
5.2.1.9	Stage 5: Consult with Arboriculturist and LA Tree Officer	14
5.3	SERVICES	14
6	APPENDICES	15
7	APPENDIX A - TREE DATA	16
8	APPENDIX B - TREE CONSTRAINTS PLAN.....	19

9	APPENDIX C - TREE RETENTION PLAN	20
10	APPENDIX D - TREE PROTECTION PLAN	21
11	APPENDIX E – TREE SURVEY CATEGORISATION	23
12	APPENDIX F - GLOSSARY OF ARBORICULTURAL TERMS	24
13	APPENDIX G - REPORT CAVEATS.....	28
13.1.1.1	Full Legal Disclaimer.....	28
13.1.1.2	Copyright & Non-Disclosure Notice	28
13.1.1.3	Third Party Disclaimer.....	28
13.1.1.4	Specific - Trees	28

1. Introduction

1.1 Instruction

Rainfords Tree Care have been instructed by the property owner, to undertake a survey to BS5837 standard to the site at Millbrook Manor, Knowsley, and to provide advice and recommendations to facilitate a proposed development at this site.

1.2 Purpose of the Report

This report provides an analysis of the impact of any proposed development and local amenity regarding the trees and to provide realistic management measures appropriate for the site. This report can be used to support a planning application for tree works and accompany planning applications for construction. During the planning process this document will be publicly available, therefore the aim is to provide the information in a clear, concise, and understandable manner for the layman.

1.3 Provided Documents

Architects drawings have been provided prior to this survey. Documents were hand drawn plans and were provided in scanned electronic copies.

1.4 Tree Data Collection

All the trees on site have been numbered and species identified, as necessary. Each tree has been inspected and analysed in accordance with the requirements of BS5837. This includes information on height, diameter at breast height (DBH), crown spread to 4 cardinal points, maturity, condition, and recommendations. Each tree has been classified as category A, B, C or U. This classification is described below, with further information on classification in the appendices.

Category	Description
A – High	Good specimen trees, with long life expectancy, high amenity value.
B – Moderate	Specimens that will add to the area in time, or are not an ideal specimen. Medium Amenity
C - Low	Trees that have poor crown structure/form i.e. suppressed. Low Amenity Value
U or R	Tree diseased or dying, unsuitable for location. Fell.

1.5 Interpretation of Tree Data

Within section 5 of BS5837, the DBH is used to determine the size of the Root Protection Area (RPA). This area can be interpreted to observe any design constraints on site, to allow architects and planners to ensure trees being retained a part of a development are adequately protected.

Included in this report are some supporting documents and plans:

- Tree Constraints Plan, this identifies all the trees on site.
- Tree Retention Plan, this identifies trees to be retained and trees to be removed.
- Tree Protection Plan, this identifies the calculated RPA for trees being retained.

2 Site Context

2.1 Site Overview

Millbrook Manor is set within the centre of Knowsley village on a prominent parcel of land. The site was used as a public house/restaurant and is well known by residents in surrounding areas. The site is comprised of the main Millbrook Manor which is undergoing major restoration and conversion works into a private dwelling.

The site is generally level with a good level of vegetation cover. The north portion of the site was used as the Manor car park and is landscaped as such, with raised grass beds and hard surface areas of tarmac/concrete providing the parking provision.

To the west boundary is Knowsley Lane and to the East is a small set of properties on Old Meadow.

2.2 Treescape

The treescape on this property is predominantly Semi-mature and Mature trees, consisting mainly of Sycamore. There is a conifer hedge to the eastern boundary which has been reduced in the past but not on an apparent maintenance cycle.

To the north and South are pockets of woodland and groups of mature trees of mixed species, giving a good sense of maturity to the area.

2.3 Surrounding Area

To the south is Saint Marys Church with associated graveyard, this site has a significant number of mature trees on site. Within the vicinity are predominantly large, detached properties with ample garden space allowing space for mature tree stock within them.

Further to the North and West of the site there is a surrounding of farmland, leaving the village to retain a level of exclusivity.

Knowsley Industrial Estate resides outside of the main village to the Northwest, this is a mixed use industrial and business park covering an area larger than the village itself.

2.4 Geological Details

LandIS describes the site as "Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils"

Bedrock formation here is described by the British Geological Survey as: "Chester Formation - Sandstone. Sedimentary Bedrock formed approximately 247 to 250 million years ago in the Triassic Period. Local environment previously dominated by rivers."

3 Statutory Controls

The presence of a Tree Preservation Order or Conservation Area constraint against trees on this site can indicate the wishes of the Local Authority to retain significantly visible and valuable trees within the landscape they serve. If these constraints are present, it does increase the chance for a tree to be retained and strong argument made for such a case. Trees with a TPO or within a conservation area can be removed, given adequate justification and mitigation within a development scheme, as the scheme can provide greater benefits than the presence of the trees alone.

In the presence of any TPO or CA constraints, written permission must be granted before any tree work is carried out.

3.1 Tree Preservation Orders

A search was conducted using Knowsley Councils online mapping facility on the 25th Jan 2022 to check the site for trees covered by a TPO, no trees are shown to be protected by a TPO at this site.

3.2 Conservation Areas

A search was conducted using Knowsley Councils online mapping facility on the 25th Jan 2022 to check the site for trees covered by a Conservation Area, the site is shown to be covered in its entirety by a Conservation Area.

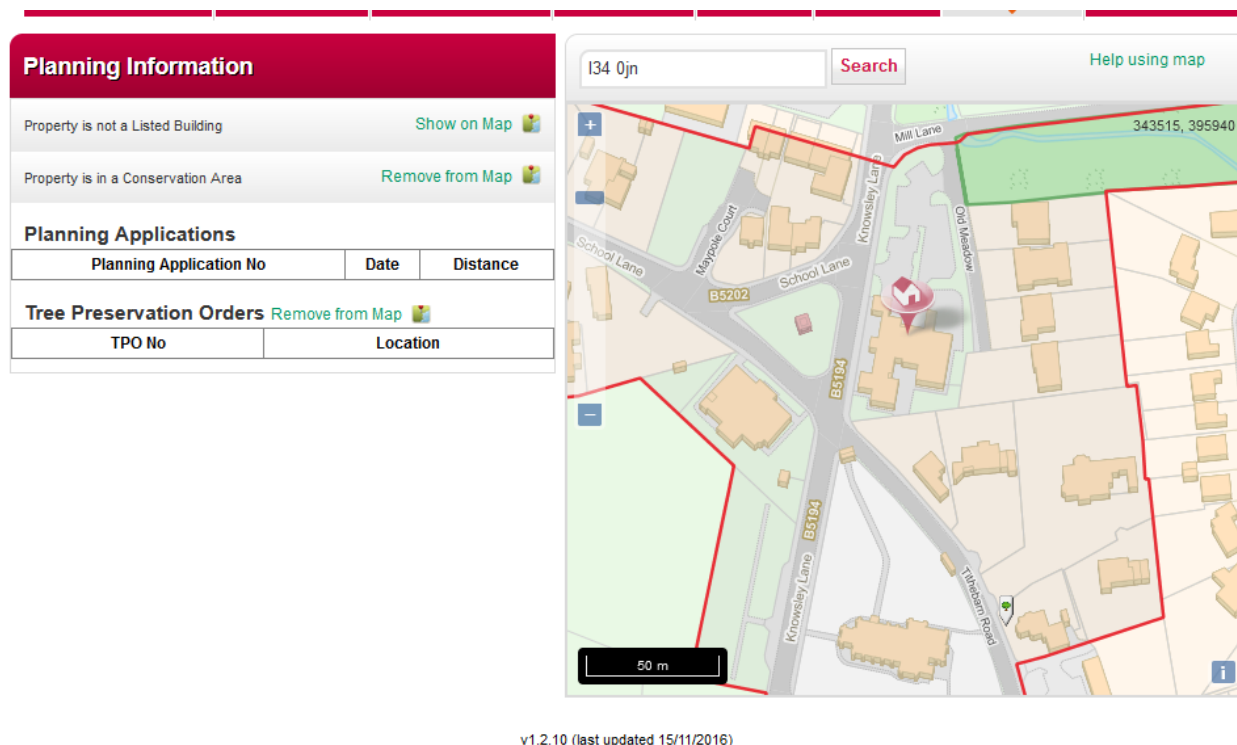


FIGURE 1: SCREENSHOT OF KNOWSLEY COUNCIL WEBSITE SHOWING CONSERVATION AREA AND TPO CONSTRAINTS

4 Arboricultural Impact Assessment

4.1 Summary of Tree Impact Assessment

All the trees within the affected area of the development were surveyed. Within the area of the proposed development, there is a total of 12 Individual trees and 1 Hedge, the Hedge is counted in tree totals below, these were classified as follows:

- 0 Category **A** Trees
- 0 Category **B** Trees
- 6 Category **C** Trees
- 7 Category **U** Trees

4.2 Detailed Impact Assessment

Please refer to attached documents Tree Data and Tree Constraints Plan when reading below information:

4.2.1 Category A Trees and Groups (High Quality)

- 0 Category **A** trees require work.

4.2.2 Category B Trees and Groups (Moderate Quality)

- 0 Category **B** trees require work.

4.2.3 Category C Trees and Groups (Low Quality)

- 3 Category **C** trees require work. T1 requires some reduction work, T7 requires crown lifting and T11 will require felling to enable the implementation of the proposals.

4.2.4 Category U Trees and Groups

- 7 Category **U** Trees require work. T2, T3, T4, T5, T6, T8 and T12 are all in poor/deteriorating condition and will require felling before the development work starts.

4.3 Comments on Tree Conditions

The trees on this site have been treated poorly while the site has been used as a car park. The hard standing areas have been installed right up to the base of some trees, in particular T2, T8, T11 and T12, this severe root damage and compaction is now manifesting in significant levels of dieback in the trees, increasing their risk to the site owners and nearby public spaces.

T3, T4 and T5 are all Elm trees, they are at a life stage where they are highly prone to colonisation by the Elm Bark Beetle *Scolytus scolytus* which carries the fungus Dutch Elm Disease *Ophiostoma novo-ulmi*. This is a quick acting disease which can cause trees to die within a couple of seasons of first symptoms appearing. The elms at this site all show signs of this fungus, removing the possibility of these trees being a long term asset to this site.

T1 is showing some signs of dieback, likely a long term manifestation of the hard standing and access track adjacent to it. It still has a reasonable rooting area in soft surfaces, this tree can be managed with some light pruning to increase its safety factor.

4.4 Previous Tree Works

Previous tree work has been carried out on this site, to the trees near to the Manor as part of a previous report from 2015. The trees at this end of the site were largely left untouched.

No recent works were evident to the trees inspected for the purpose of this report. Any work carried out is historical.

4.5 Proposed Tree Works

4.5.1 Arboriculturally Necessary Tree Works

The category U trees within this report, T2, T3, T4, T4, T6, T8, and T12 are all in a deteriorating condition, their decline could not be managed with reductions and heavy pruning, and this would leave them looking undignified and unsightly. It is unfortunate to lose mature trees such as T8 and T12, however the risk they pose and future risk if left outweighs the benefits they will offer to the site.

The elms, as discussed in section 4.3, are showing symptoms of Dutch Elm Disease, and should be removed before the trees become unsafe to climb and begin to drop sections of branches as they progress.

4.5.2 Works to Facilitate Development Implementation

T11 has been subjected to root damage historically, which is now evident with dieback beginning to occur in the upper canopy. For the development to not cause further, irrevocable damage to this tree, it should be removed.

4.6 Impact on Local Amenity

The loss of the mature trees will cause some amenity loss to the immediate vicinity, however there is an Arboricultural need to remove these trees to prevent a future risk to the public and property owner, which should be the primary consideration.

There are plans to instate a hawthorn hedging boundary around the entirety of this site, this will provide good screening and a high level of biodiversity, the rural area will benefit from increased hedgerows and extra wildlife will be attracted to this site, mitigating some of the loss from the trees.

4.7 Development Impact on Current and Remaining Tree Stock

The trees which will be retained after the removal works have been undertaken, should not be adversely affected by the developments, there is a possibility of some minor surface root damage in soft areas, if RPAs and exclusion zones are adhered to correctly, any damage should be superficial and not to any detriment of the trees.

As there are a number of trees in decline, if the site had been risk assessed with no proposed developments, similar conclusions would have been made in regard to the removal of the deteriorating trees, as they do pose a risk. This decreases the impact on the current tree stock as these trees need to be removed anyway.

4.8 Proposals to Mitigate Impact

Once groundworks and construction have been completed, there is an opportunity for soil amelioration and improvement on the remaining soft landscape areas, such as mulch or the introduction of some high-quality topsoil on any areas requiring turf removal and reinstatement.

The plans show a proposed Hawthorn Hedge boundary to the new dwelling, this will improve biodiversity and retain the green outlook of the site, retaining amenity to the area.

As no final landscaping drawings have been provided, it has not been possible at this stage to recommend sites for replacement trees, it would be prudent to allow provision of tree planting within the garden spaces or other green spaces on site, where native tree species can be allowed to grow and reach maturity, returning the mature tree stock amenity value in the long term.

As part of the mitigation proposals, where trees have been removed to implement the development or for arboricultural reasons, there are new trees proposed. These trees should be at minimum Standards or Heavy Standards, with a mix of species which will suit the spaces they are located in.

Trees are proposed to be planted at the place of the removed elms, in the new garden of the new dwelling and around the rear and front of Millbrook Manor.

Species proposed for open areas:

Liquidambar styraciflua 'Worplesdon'

Quercus robur 'Fastigiata'

Fagus sylvatica 'Dawyck'

Sorbus intermedia

Sorbus commixta

Species proposed for small areas, particularly the rear of Millbrook Manor:

Acer palmatum or variant of

Species proposed for small areas in front of Millbrook Manor to road side:

Magnolia x loebneri

Prunus amanogawa

To the south west corner of the site, there is space to fill a gap, as there are established evergreen trees in this location as part of a hedge boundary, some more evergreens such as *Juniperus spp* or *Chamaecyparis spp* would be suitable to fill this space, and add privacy to the site in time.

As well as these trees planted within the site, hedgerows and shrub beds can be established to further create canopy replacement from the felled trees.

Hedgerow has already been planted along the site frontage, and proposed areas around the new garden boundary of the new dwelling and to the rear corner of Millbrook Manor's plot along the fence line, this is a banked area and would benefit from stability, the mature trees to the outside of this area does not lend itself to standard tree planting and a manageable hedge such as a *Fagus* or *Carpinus* hedge would suit these boundaries. The hedge around the proposed new dwelling should be *Fagus* or *Carpinus* to match the other area being established.

5 Arboricultural Method Statement

5.1 Introduction

This method statement has been designed to assist the client, developer, and Local Authority with overseeing the construction project and the impact on the trees around it. As part of planning conditions, it is recommended that there is a monitoring process in place agreed by Rainfords, the client and the Local Authority prior to any works taking place. If works are required within or directly adjacent to an RPA, there should be on site supervision to ensure the RPAs are not encroached unless necessary.

This document lists the trees which require works and is supported by the attached schedule of tree data and the Tree Constraints Plan.

5.2 Tree Management Programme

The tree management scheme at this property is to be broken down into 5 steps as follows:

- Stage 1: Carry out all Arboricultural Works as per schedule
- Stage 2: Implement tree protection to adequate standard.
- Stage 3: Carry out all building works as required.
- Stage 4: Remove tree protection.
- Stage 5: Consult with Arboriculturist and LA Tree Officer to ensure all standards have been met during the process.

5.2.1.1 Stage 1: Carry out all Arboricultural Works as per schedule

Trees to be felled: **T2, T3, T4, T5, T6, T8, T11, T12**

Trees to be pruned: **T1, T7**

All tree works recommended are to be carried out prior to any site personnel being present or commencing works or any materials being delivered. This is to ensure that the site is prepared and ready for the demolition and/or construction processes to commence.

Tree work recommended by the schedule can be carried out at any point before the development begins, as it will allow access for scaffolding and commencement of building works.

A competent Arboricultural who has a minimum of £1,000,000 of public liability insurance must carry out all tree works in accordance with BS3998:2010 – Recommendations for Tree Works.

5.2.1.2 Stage 2: Implement Tree Protection to Adequate Standard

Two methods of tree protection should be employed at this site, around the proposed garage location. Protective fencing should be installed to provide physical protection to the trees and create a Construction Exclusion Zone, restricting access for the storage of materials or machinery on critical tree roots.

The secondary method to be employed should be ground protection mats, which are rated to carry small machinery such as mini excavators, adjacent to the proposed hard surface location, no major level changes appear necessary, minimising excavation works to just required areas. The ground matting will create a working area adjacent to the path and garage, whilst still protecting tree roots from compaction and excavation.

5.2.1.3 Specification for Protective Fencing.

As this is not a major development, but there are still requirements for preventing access into the RPA/CEZ, measures can be put in place to prevent careless access and subsequent root damage, as there are no excavations or works planned within the RPA area, it should be protected to prevent unnecessary encroachment and root damage.

HERAS fencing panels as a similar option, prevent ease of movement as they can be bolted together to create a more rigid barrier, pictured below:



Image Courtesy of Benton Arboriculture

These are two suitable examples for protection of the RPA, to ensure irrevocable root damage does not occur during these works.

5.2.1.4 Specification for Ground Protection Mats

Ground matting 40mm thick is widely available from hire companies who can supply to suit, below is an example which allows heavy traffic across soft surfaces.

The ground mats for this project should be installed one mat wide to give 1.2m working area adjacent to the hard surface installations. This should be installed on any marked areas on the Tree Protection Plan.



FIGURE 2: EXAMPLE OF GROUND PROTECTION MATS, IMAGE COURTESY MABEYHIRE.CO.UK

5.2.1.5 Specification for Prohibition area

- No construction works shall begin until the PBF is installed.
- During construction phases the PBF may not be breached or moved without prior advice from Rainfords, and until consent is granted by the council.
- No mechanical excavation or scraping is permitted within an RPA.
- No fires are to be lit within a 10m radius of a retained trees canopy.
- No machinery, plant, or vehicles are to be washed down within 5m of a CEZ.
- No leaning against or attaching of objects to a tree is permitted.
- No substances that may be harmful to a tree may be stored, mixed, or discharged within a CEZ.
- Hard surfacing treatment can only begin, where within a CEZ once construction has been completed.
- Only on the completion of construction can the PBF be removed.
- Any excavations, which must be undertaken within the RPA, must be carried out carefully by hand, avoiding damage to protective bark covering larger roots.
- While roots are exposed, they should be covered with dry, clean hessian sacking to prevent desiccation, and to protect from rapid temperature changes.
- Roots smaller than 25mm in diameter can be pruned back by cutting cleanly either with bypass secateurs, or a hand saw.
- Roots larger than 25mm should only be severed after consultation with a qualified Arboricultural consultant, as they may be essential to the tree's health and stability.
- Prior to back filling, any hessian sacking should be removed and retained roots should be surrounded with sharp sand (builders' sand should not be used because of its high salt content which is toxic to tree roots).
- Where concrete foundations are installed near the RPA of a retained tree, they must be isolated using a plastic membrane or cardboard barrier. This is to prevent toxic substances from the concrete from leeching into the soil around the roots.

Please Note: We are qualified tree specialists and not structural engineers. We are neither qualified, nor insured to make comment on the technical specifications of foundation systems. Further information about this should be obtained from the installing contractors.

5.2.1.6 Tree Protection Plan

All prohibition and RPA areas are marked out accordingly on the Tree Protection plans, with HERAS fencing and ground matting boundaries demarked accordingly. Any queries with locations or installation of the RPA measures should be raised with the Arboricultural Consultant to resolve.

5.2.1.7 Stage 3: Carry Out all Building Works as Required

Once the tree protection has been established and deemed suitable, all building works can commence as normal. It is vital that during the construction process all members of staff on site are aware of the need for the tree protection and the measures they need to be taking to ensure the criteria for tree protection are met with their work activities.

5.2.1.8 Stage 4: Remove Tree Protection

Once all construction work is complete the tree protection can be removed as it is no longer necessary, where there are parts of the fence installed into the ground, they should not be removed using heavy machinery as this could cause root damage.

5.2.1.9 Stage 5: Consult with Arboriculturist and LA Tree Officer

The final stage of the process, once all works are completed, the LA tree officer should be invited to site with the planner and the Arboriculturist present to ensure all works are to a good standard and to identify any remedial works that may be deemed necessary.

5.3 Services

Any services to be installed must have their runs designed so as not to interfere with the RPA of any trees, where this cannot be avoided any sections dug within protective fencing must be done by hand to prevent major mechanical root damage. The client is advised to consult with the Arboriculturist before undertaking any excavation works within an RPA.

6 APPENDICES

7 APPENDIX A - Tree Data

BS5837:2012 Tree Survey										Rainfords Tree Care	
Client: Brendan Cain		Project: Millbrook Manor New Dwelling		Survey Date: 24/01/2022		Surveyor: Robert Rainford				19 Derby Drive Rainford St Helens Merseyside WA11 8EX Phone: 07841 128366	
Tree and Tag No	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
Species		No	Ø (mm)	Spread (m)	Clear (m)						
H1										Estimated Measurements	
A Hedgerow - <i>Spp.</i>	10	0		N	4		A: 0 R: 0	Good	C: Good S: Good B: Good	No action :: Unspecified Hedge along site boundary. Seldom maintained.	C >40 yrs
T1										Estimated Measurements	
Sycamore <i>Acer pseudoplatanus</i>	19	1	450	N	6	8 M	A: 91.6 R: 5.39	Fair	C: Poor S: Good B: Good	Reduce crown(s) :: By 15% Reduce crown by 3m height and up to 2m laterally. Dieback in extremities likely historic root damage.	C 20 to 40 yrs
T2											
Sycamore <i>Acer pseudoplatanus</i>	18	1	420	N	4	6 M	A: 79.8 R: 5.03	Decline	C: Poor S: Good B: Fair	Fell :: Fell to ground level Significant dieback in upper canopy. Historic severe root damage.	U <10 yrs
T3											
Wych Elm <i>Ulmus glabra</i>	18	1	380	N	9	3 SM	A: 65.3 R: 4.55	Decline	C: Fair S: Good B: Good	Fell :: Fell to ground level Early signs of Dutch Elm disease. Stem leans over road would be exposed to wind by removal of nearby trees.	U <10 yrs
Age Classifications: N Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: C Crown S Stem B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio											

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
T4												
Wych Elm <i>Ulmus glabra</i>	16	3	597 (Eq)	N E S W	9 4 7 5	3 3 3 3	SM A: 161.5 R: 7.16	Decline	C: Poor S: Good B: Good	Fell :: Fell to ground level Dutch Elm disease evident in tree. Will not survive more than a few seasons.	U 	<10 yrs
T5												
Wych Elm <i>Ulmus glabra</i>	18	1	380	N E S W	9 4 1 2	3 3 3 3	SM A: 65.3 R: 4.55	Decline	C: Fair S: Good B: Good	Fell :: Fell to ground level Early signs of Dutch Elm disease. Stem leans over road would be exposed to wind by removal of nearby trees.	U 	<10 yrs
T6												
Wych Elm <i>Ulmus glabra</i>	9	5	100 (Eq)	N E S W	3 3 3 3	3 3 3 3	SM A: 4.5 R: 1.19	Decline	C: Fair S: Good B: Good	Fell :: Fell to ground level Previously felled tree. Signs of dutch elm disease evident	U 	<10 yrs
T7												
Common Lime <i>Tilia europaea</i>	18	1	280	N E S W	3 2 2 3	3 3 3 3	SM A: 35.5 R: 3.36	Good	C: Good S: Good B: Good	Raise low canopy :: To 5.0m	Estimated Measurements C	>40 yrs
T8												
Sycamore <i>Acer pseudoplatanus</i>	18	1	650	N E S W	7 7 7 7	5 5 5 5	M A: 191.2 R: 7.8	Decline	C: Poor S: Fair B: Fair	Fell :: Fell to ground level Historic severe root damage and compaction to tree. Significant dedine throughout tree.	U 	10 to 20 yrs
T9												
Leyland Cypress <i>X Cupressocyparis leylandii</i>	13	1	300	N E S W	3 3 3 6	3 3 3 3	A: 40.7 R: 3.59	Good	C: Good S: Good B: Good	No action :: Unspecified Offer good screening and privacy	C 	>40 yrs
Age Classifications: N Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: C Crown S Stem B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio												

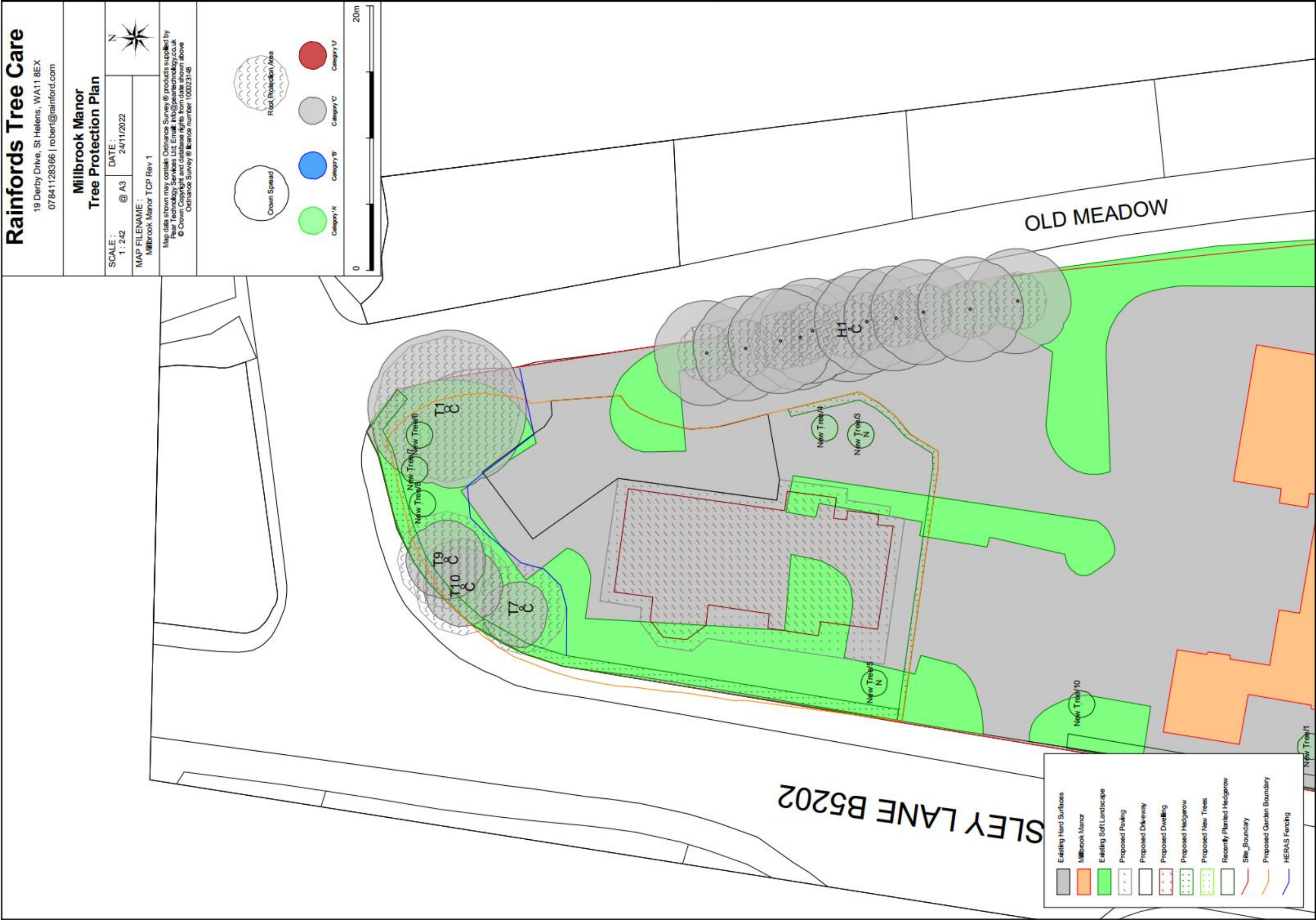
Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
T10													
Leyland Cypress <i>X Cupressocyparis leylandii</i>		13	1	300	N	3	3	A: 40.7 R: 3.59	Good	C: Good S: Good B: Good	No action :: Unspecified Offer good screening and privacy	C >40 yrs	
T11												Estimated Measurements	
Sycamore <i>Acer pseudoplatanus</i>		19	1	380	N	4	8	M A: 65.3 R: 4.55	Fair	C: Fair S: Good B: Good	Fell :: Fell to ground level Tree should be removed to allow development. Nota significantly large tree for the site. Top of crown showing thinning and die back.	C 20 to 40 yrs	
T12												Estimated Measurements	
Sycamore <i>Acer pseudoplatanus</i>		18	1	700	N	7	5	M A: 221.7 R: 8.4	Decline	C: Poor S: Fair B: Fair	Fell :: Fell to ground level Historic severe root damage and compaction to tree. Significant decline throughout tree. Ground level has been raised, buttresses not visible.	U 10 to 20 yrs	
Age Classifications: N Newly planted EM Early Mature Y Young M Mature SM Semi-mature OM Over Mature Condition: C Crown S Stem B Basal area Stems: Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition ERC: Estimated Remaining Contributio													

8 APPENDIX B - Tree Constraints Plan



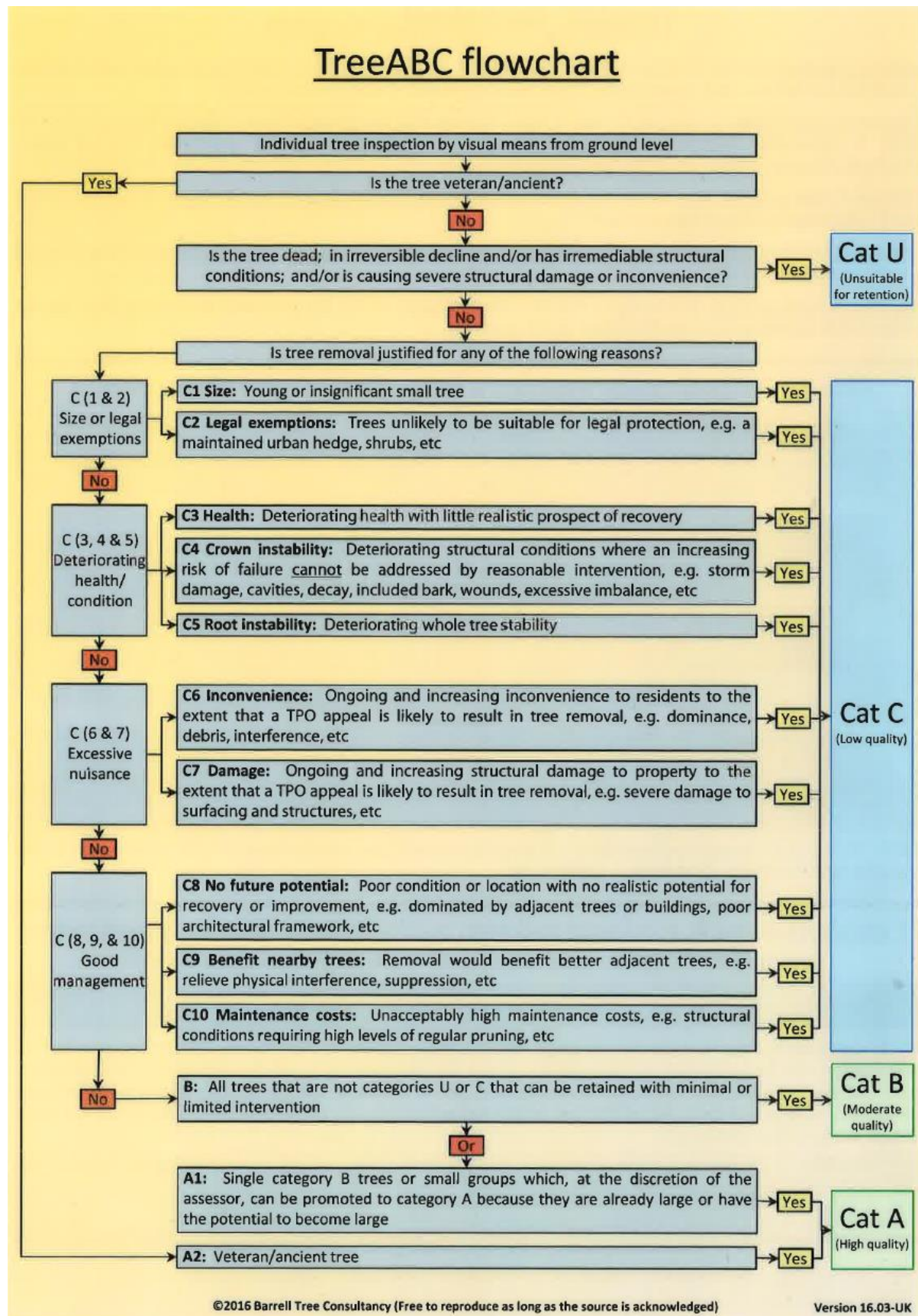
9 APPENDIX C - Tree Retention Plan







12 APPENDIX F – Tree Survey Categorisation



13 APPENDIX G - Glossary of Arboricultural Terms

Absorptive roots	Non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients
Adaptive growth	In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress.
Adaptive roots	The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading
Adventitious shoots	Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'
Anchorage	The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree
Architecture	In a tree, a term describing the pattern of branching of the crown or root system
Axil	The place where a bud is borne between a leaf and its parent shoot
Bacteria	Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms
Bark	A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem
Basidiomycota (Basidiomycetes)	One of the major taxonomic groups of fungi; their spores are borne on microscopic peg-like structures (basidia), which in many types are in turn borne on or within conspicuous fruit bodies, such as brackets or toadstools Most of the principal decay fungi in standing trees are basidiomycetes
Bolling	A term sometimes used to describe pollard heads
Bottle-butt	A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay involving selective delignification
Bracing	The use of rods or cables to restrain the movement between parts of a tree
Branch:	- A first order branch arising from a stem - A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches - A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs
Branch bark ridge	The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem
Branch collar	A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base
Brown-rot	A type of wood decay in which cellulose is degraded, while lignin is only modified
Buckling	An irreversible deformation of a structure subjected to a bending load
Buttress zone	The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions
Cambium	Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally
Canker	A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria
Canopy species	Tree species that mature to form a closed woodland canopy
Cleaning out	The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree
Compartmentalization	The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region
Compression strength	The ability of a material or structure to resist failure when subjected to compressive loading; measurable in trees with special drilling devices
Compressive loading	Mechanical loading which exerts a positive pressure; the opposite to tensile loading
Condition	An indication of the physiological vitality of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree
Construction exclusion zone	Area based on the Root Protection Area (in square metres) to be protected during development, by the use of barriers and/or ground protection
Crown/Canopy	The main foliage bearing section of the tree
Crown lifting	The removal of limbs and small branches to a specified height above ground level
Crown thinning	The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure
Crown reduction/shaping	A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape
Crown reduction/thinning	Reduction of the canopy volume by thinning to remove dominant branches whilst preserving, as far as possible the natural tree shape

Deadwood	Dead branch wood, Branch or stem wood bearing no live tissues.
Decurrent	In trees, a system of branching in which the crown is borne on a number of major widely-spreading limbs of similar size (cf. excurrent)
Defect	In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment
Delamination	The separation of wood layers along their length, visible as longitudinal splitting
Dieback	The death of parts of a woody plant, starting at shoot-tips or root-tips
Disease	A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms
Distal	In the direction away from the main body of a tree or subject organism (cf. proximal)
Dominance	In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also, the tendency of a tree to maintain a taller crown than its neighbours
Dormant bud	An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so
Dysfunction	In woody tissues, the loss of physiological function, especially water conduction, in sapwood
DBH (Diameter at Breast Height)	Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified
Endophytes	Micro-organisms which live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed, for example by lack of moisture
Epicormic shoot	A shoot having developed from a dormant or adventitious bud and not having developed from a first-year shoot
Excrescence	Any abnormal outgrowth on the surface of tree or other organism
Excurrent	In trees, a system of branching in which there is a well-defined central main stem, bearing branches which are limited in their length, diameter and secondary branching (cf. decurrent)
Felling licence	In the UK, a permit to fell trees in excess of a stipulated number of stems or volume of timber
Flush-cut	A pruning cut which removes part of the branch bark ridge and or branch-collar
Girdling root	A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue
Guying	A form of artificial support with cables for trees with a temporarily inadequate anchorage
Habit	The overall growth characteristics, shape of the tree and branch structure
Hazard beam	An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting
Heartwood/false-heartwood/ripe wood	Sapwood that has become dysfunctional as part of the natural aging processes
Heave	A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also, the lifting of pavements and other structures by root diameter expansion; also, the lifting of one side of a wind-rocked root-plate
High canopy tree species	Tree species having potential to contribute to the closed canopy of a mature woodland or forest
Incipient failure	In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part
Included bark (ingrown bark)	Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact
Increment borer	A hollow auger, which can be used for the extraction of wood cores for counting or measuring wood increments or for inspecting the condition of the wood
Infection	The establishment of a parasitic micro-organism in the tissues of a tree or other organism
Internode	The part of a stem between two nodes; not to be confused with a length of stem which bear nodes but no branches
Lever arm	A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch
Lignin	The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification
Lions tailing	A term applied to a branch of a tree that has few if any side-branches except at its end, and is thus liable to snap due to end loading
Loading	A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure
Longitudinal	Along the length (of a stem, root or branch)
Lopping	A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting
Mature Heights (approximate):	

	- Low maturing – less than 8 metres high - Moderately high maturing – 8 – 12 metres high - High maturing – greater than 12 metres high
Microdrill	An electronic rotating steel probe, which when inserted into woody tissue provides a measure of tissue density
Minor deadwood	Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree
Mulch	Material laid down over the rooting area of a tree or other plant to help conserve moisture; a mulch may consist of organic matter or a sheet of plastic or other artificial material
Mycelium	The body of a fungus, consisting of branched filaments (hyphae)
Occluding tissues	A general term for the roll of wood, cambium and bark that forms around a wound on a woody plant (cf. wound wood)
Occlusion	The process whereby a wound is progressively closed by the formation of new wood and bark around it
Pathogen	A micro-organism which causes disease in another organism
Photosynthesis	The process whereby plants use light energy to split hydrogen from water molecules, and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products
Phytotoxic	Toxic to plants
Pollarding	The removal of the tree canopy, back to the stem or primary branches. Pollarding may involve the removal of the entire canopy in one operation, or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species.
Primary branch	A major branch, generally having a basal diameter greater than 0.25 x stem diameter
Primary root zone	The soil volume most likely to contain roots that are critical to the health and stability of the tree and normally defined by reference BS5837 (2005) Guide for Trees in Relation to Construction
Priority	Works may be prioritised, 1 = high, 5 = low
Probability	A statistical measure of the likelihood that a particular event might occur
Proximal	In the direction towards from the main body of a tree or other living organism (cf. distal)
Pruning	The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs
Radial	In the plane or direction of the radius of a circular object such as a tree stem
Rams-horn	In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross-section
Rays	Strips of radially elongated parenchyma cells within wood and bark. The functions of rays include food storage, radial translocation and contributing to the strength of wood
Reactive Growth/Reaction Wood	Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth)
Removal of dead wood	Unless otherwise specified, this refers to the removal of all accessible dead, dying and diseased branch wood and broken snags
Removal of major dead wood	The removal of, dead, dying and diseased branch wood above a specified size
Respacing	Selective removal of trees from a group or woodland to provide space and resources for the development of retained trees
Residual wall	The wall of non-decayed wood remaining following decay of internal stem, branch or root tissues
Root-collar	The transitional area between the stem/s and roots
Root-collar examination	Excavation of surfacing and soils around the root-collar to assess the structural integrity of roots and/or stem
Root protection area	An area of ground surrounding a tree that contains sufficient rooting volume to ensure the tree's survival. Calculated with reference to Table 2 of BS5837 (2005) and shown in plan form in square metres
Root zone	Area of soils containing absorptive roots of the tree/s described The Primary root zone is that which we consider of primary importance to the physiological well-being of the tree
Sapwood	Living xylem tissues
Secondary branch	A branch, generally having a basal diameter of less than 0.25 x stem diameter
Selective delignification	A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose
Shedding	In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots and bark scales
Silvicultural thinning	Removal of selected trees to favour the development of retained specimens to achieve a management objective

Simultaneous white-rot	A kind of wood decay in which lignin and cellulose are degraded at about the same rate
Snag	In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point
Soft-rot	A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole
Spores	Propagules of fungi and many other life-forms; most spores are microscopic and dispersed in air or water
Shrub species	Woody perennial species forming the lowest level of woody plants in a woodland and not normally considered to be trees
Sporophore	The spore bearing structure of fungi
Sprouts	Adventitious shoot growth erupting from beneath the bark
Stem/s	The main supporting structure/s, from ground level up to the first major division into branches
Stress	In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature
Stress	In mechanics, the application of a force to an object
Stringy white-rot	The kind of wood decay produced by selective delignification
Storm	A layer of tissue which supports the fruit bodies of some types of fungi, mainly ascomycetes
Structural roots	Roots, generally having a diameter greater than ten millimetres, and contributing significantly to the structural support and stability of the tree
Subsidence	In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots
Subsidence	In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight
Taper	In stems and branches, the degree of change in girth along a given length
Target canker	A kind of perennial canker, containing concentric rings of dead occluding tissues
Targets	In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it
Topping	In arboriculture, the removal of the crown of a tree, or of a major proportion of it
Torsional stress	Mechanical stress applied by a twisting force
Translocation	In plant physiology, the movement of water and dissolved materials through the body of the plant
Transpiration	The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells
Understorey	A layer of vegetation beneath the main canopy of woodland or forest or plants forming this
Understorey tree species	Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a woodland
Vascular wilt	A type of plant disease in which water-conducting cells become dysfunctional
Vessels	Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally, not present in coniferous trees
Veteran tree	A loosely defined term for an old specimen that is of interest biologically, culturally or aesthetically because of its age, size or condition and which has usually lived longer than the typical upper age range for the species concerned
White-rot	A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded
Wind exposure	The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity
Wind pressure	The force exerted by a wind on an object
Windthrow	The blowing over of a tree at its roots
Wound dressing	A general term for sealants and other materials used to cover wounds in the hope of protecting them against desiccation and infection; only of proven value against fresh wound parasites
Wound wood	Wood with atypical anatomical features, formed near a wound

14 APPENDIX E - Report Caveats

14.1.1.1 Full Legal Disclaimer

This report was prepared as a report of work instructed by the client (as specified). Neither Rainfords Tree Care nor any associated company, nor any of their employees, nor any of their contractors, subcontractors or their employees, makes any warranty, express or implied, or assumes any legal liability or responsibility for the accuracy, completeness, or any third party's use or the report and its findings.

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14.1.1.4 Specific - Trees

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur from, but is not limited to; biological and non-biological factors as well as mechanical/physical changes to conditions in the proximity of the tree. Any freak weather events may cause physical changes to the structure of the trees beyond expectation or reasonable foreseeability, to which this report cannot be held to account. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. Rainfords Tree Care can provide further information on this matter if required.

Please note no statutory control checks have been undertaken (unless specified). Where tree surgery works have been identified these works assume that planning is approved, no tree works should be undertaken prior to determination of this application without up-to-date confirmation of the Tree Preservation Order/Conservation Area Status of the vegetation.

All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species.

Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the proposed development we would advise you to instruct us to contact the 3rd party and undertake further inspection work.