



ARBORICULTURAL IMPACT ASSESSMENT

SITE REF

Hopwood Hall College (Chapel),
Rochdale Road,
Middleton,
Manchester,
M24 6XH

ISSUE DATE
23.02.2024

SEED REF
[1697b-AIA-V1-B]

CLIENT
Seven Architecture

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

OVERVIEW

SEED Arboriculture Ltd were commissioned to prepare an Arboricultural Impact Assessment in relation to the proposed external works in order to facilitate the use of the Chapel as a learning environment. The proposed external works are as follows:

*“Repair works to existing steps and handrails leading from the main College site.
Front entrance steps to be replaced with new steps which are more in keeping with the original design.
New sloping access route to the front entrance to allow an accessible route into the building.
Addition of new accessible car parking space. Rear steps to be repaired in order to prevent further deterioration and allow these to be used as a means of escape. New 1.5m wide path to the perimeter to the building to facilitate access for future cleaning and maintenance.”*

The location of the site is Hopwood Hall, College (Chapel), Rochdale Road, Middleton, Manchester, M24 6XH hereafter referred to as the ‘Proposed Development’.

SURVEY APPROACH

BS5837:2012 Tree Survey: A survey was undertaken of all trees and groups of trees within influencing distance of the red-line boundary in accordance with the recommendations of BS5837:2012.

The survey was undertaken on 12th January 2024 by Sam Selwyn *Dip Arb L4 (abc), TechArborA*, Arboricultural Consultant at SEED Arboriculture Ltd. Sam is a technician member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Codes of Conduct. Sam also holds the LANTRA award in Professional Tree Inspection.

SURVEY SUMMARY

The survey recorded a total of 11no. individual trees comprising of 9no. category A and 2no. category B retention value. The survey recorded 2no. groups of trees, both were assigned category C retention value.

IMPACT ASSESSMENT

The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact & Tree Protection Plan (Appendix 2).

In order to implement the Proposed Development, there will be **no requirement for tree removal**.

There is one new RPA incursion as a result of the Proposed Development:

- **T8 (Common lime)** - New incursion of 15.9m² within total 366m² – 4% new incursion for footpath.

Mitigation – Minor incursion supervised working within RPA.

As part of the development proposals an area of existing footpath within the RPA of T8 is to be demolished. If undertaken with due care, then this will not have a detrimental impact upon the retained tree. An example methodology for the process is provided within the tree protection section of this AIA.

TREE PROTECTION

An overview of the recommended tree protection measures has been provided within this AIA. Arboricultural Impact & Tree Protection Plan (TPP) is provided at Appendix 2.

To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed Project Arboriculturist (PA). The PA will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for implementation of tree protection measures.

TREE PROTECTION FENCING

The principal protection for the retained trees is provided by Tree Protection Fencing (TPF) positioned to form a Construction Exclusion Zone (CEZ) around retained trees. No access should be allowed to the other than for operations specified in the approved documents or those agreed with the LPA later.

The indicative location of Tree Protection Fencing (TPF) is illustrated on the Arboricultural impact & Tree Protection Plan at Appendix 2.

The CEZ must be in place prior to the commencement of construction work on site. The TPF must not be moved or relocated without approval from the Project Arboriculturist and, where necessary, approval from the Local Planning Authority.

The TPF specification should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.

The most common specification as illustrated in BS5837:2012 Figure 3b (Appendix 3) comprises welded mesh panels (Heras Fencing) on rubber or concrete feet, the panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from within the fence. The distance between fence couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins. Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray.

Weatherproof signage will be attached to the fencing with words such as 'Construction Exclusion Zone – No Access'

At the end of the project the fence will be removed only after confirmation by the Project Arboriculturist and the Council that this is appropriate.

REMOVAL / REPLACEMENT OF HARD SURFACING

The removal of existing surfacing within the RPAs of retained trees should be carried out with arboricultural supervision.

The removal of existing surfacing should be carried out beginning closest to the trees and working backwards, away from the trees, so no machinery stands on the exposed ground. The use of large plant machinery should be avoided where possible.

Tree Protection Fencing should be in place during the removal of the existing surfacing and moved accordingly to protect the exposed ground as the removal progresses. Where new surfacing is to be laid, the existing sub-base should be retained and augmented as required.



CAVEATS & LIMITATIONS

- The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.
- This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils, ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.
- All tree inspections were undertaken from ground level and no climbing inspections were undertaken.
- This is not a Tree Risk Assessment. As such this report should not be taken to mean or imply that any of the inspected trees should be considered safe. A Tree Risk Assessment can be provided but would be subject to additional survey requirement and further fees.
- Trees are growing dynamic structures. Whilst reasonable effort has been made to identify defects within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever absolutely safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.

Kind Regards,

A handwritten signature in black ink that reads 'S. Selwyn'.

Sam Selwyn *Dip Arb L4 (abc), TechArborA*

Arboricultural Consultant

APPENDIX 1 – TREE SCHEDULE

BS5837:2012 TREE SCHEDULE

DATE OF SURVEY: 12.01.2024

CLIENT: Seven Architecture

SITE: Hopwood Hall College (Chapel)

REFERENCE: 1697B-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Common beech	<i>Fagus sylvatica</i>	18	1340	3	10	9	10	2	Mat	Good	Fair	Located in grass area adjacent to access road and car park. Large spreading tree with multiple stems- previously pollarded at 2m. Impressive and significant tree in the landscape makes a positive contribution to the amenity value of the area.	No work recommended at time of survey.	A1	824	16.20
T2	Sycamore	<i>Acer pseudoplatanus</i>	13	460	6	5	1	6	3	E/Mat	Good	Fair	Located in grass area. Forms a mutual canopy with T1 but its a much smaller tree and growth has been suppressed. Typical edge of group structure. Minor deadwood throughout typical of species. Provides amenity value with its neighbour forming a large spreading canopy that is visually important.	No work recommended at time of survey.	B1	92	5.40
T3	Pedunculate oak	<i>Quercus robur</i>	22	830	6	5	8	8	0	Mat	Good	Good	Located adjacent to footpath surrounded by grass. Large spreading canopy baised towards the west. Good condition throughout, minor deadwood and historical pruning wounds present. An important tree in the landscaping, provides many benefits.	No work recommended at time of survey.	A1	308	9.90
T4	Pedunculate oak	<i>Quercus robur</i>	22	820	8	8	9	8	3	Mat	Good	Good	Located adjacent to footpath surrounded by grass. Tall tree with a large spreading canopy. Good condition throughout, minor deadwood and historical pruning wounds present. An important tree in the landscaping, provides many benefits.	No work recommended at time of survey	A1	308	9.90
T5	Common lime	<i>Tilia x europaea</i>	22	830	2	9	8	6	3	Mat	Good	Good	Tall tree located in grass area on sloping ground. Growing in close proximity to a neighbouring Lime tree. Minor deadwood throughout. Coarse branch removal has occurred historically on the north east side of the main stem at 2m. Canopy distorted due to group pressure. Highly visible and important tree in context provides arboricultural and amenity benefits.	No work recommended at time of survey.	A1	308	9.90
T6	Common lime	<i>Tilia x europaea</i>	22	990	6	7	2	7	1.8	Mat	Good	Good	Tall tree located in grass area on sloping ground. Growing in close proximity to a neighbouring Lime tree. Minor deadwood throughout. Canopy distorted due to group pressure. Highly visible and important tree in context provides arboricultural and amenity benefits.	No work recommended at time of survey.	A1	452	12.00

BS5837:2012 TREE SCHEDULE

DATE OF SURVEY: 12.01.2024

CLIENT: Seven Architecture

SITE: Hopwood Hall College (Chapel)

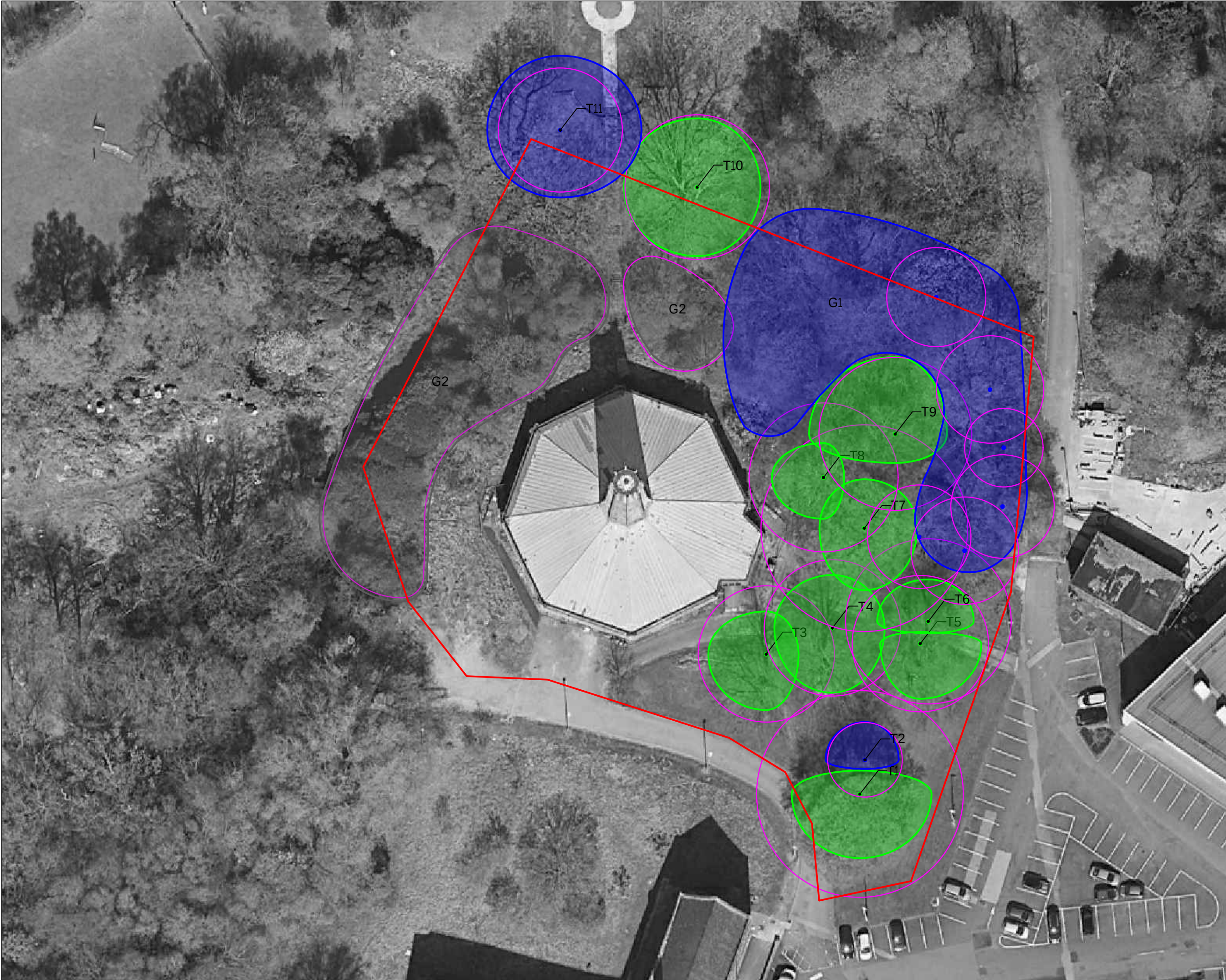
REFERENCE: 1697B-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T7	Common beech	<i>Fagus sylvatica</i>	20	1290	7	8	9	7	2.5	Mat	Good	Fair	Growing on sloped ground. Lapsed pollard at 2m. Minor deadwood throughout. Evidence of branch removal on the north at 1.5m. Large multi stemmed impressive tree in landscape.	No work recommended at time of survey.	A1, 2	765	15.60
T8	Common lime	<i>Tilia x europaea</i>	20	890	5	3	6	8	3	Mat	Good	Good	Located close to chapel building on sloping ground. Edge tree structure. Mid branch pruning of low branches has occurred on southwestern side. A good example of its species in good condition makes a positive contribution.	No work recommended at time of survey.	A1	366	10.80
T9	Common beech	<i>Fagus sylvatica</i>	19	930	11	8	4	13	1.5	Mat	Good	Fair	Lapsed pollard growing amongst young species in a small woodland group. Topped at 2m numerous stems have regrown from the Bolling point. Massive canopy in good condition. Standout and important tree in the wider group.	No work recommended at time of survey.	A1, 2	387	11.10
T10	Pedunculate oak	<i>Quercus robur</i>	17	880	10	9	10	11	0	Mat	Good	Good	Open grown tree located north of the chapel building. Large spreading canopy with minor deadwood. Historical pruning wounds associated with lower branch removal. Overall a significant asset to the landscape in good condition.	No work recommended at time of survey.	A1	346	10.50
T11	Pedunculate oak	<i>Quercus robur</i>	17	740	11	12	10	11	4	Mat	Good	Good	Open grown tree located on the land to the north of the chapel building. Has been thinned historical leaving a slightly sparse canopy but still in good condition. A bat box is present on the main stem. The tree makes a positive contribution to the amenity value of the area.	No work recommended at time of survey	B1, 2	254	9.00
G1	Sycamore, Horse chestnut, Silver birch, Pedunculate oak		Min 12 - Max 20	Min 300 - Max 790	See associated plans				2	Mat	Good	Good	A group of trees growing on sloping ground forming a small woodland on the north east side of the chapel building. A mixture of species in good condition. Adds to the amenity value of the of the area and provides wildlife benefit.	No work recommended at time of survey.	B1, 2	See associated plans	
G2	Sycamore, Silver birch, Common hawthorn, Italian cypress, English holly, Pedunculate oak, Rhododendron species, Elder, Sorbus species		Min 3 - Max 10	Min 50 - Max 250	See associated plans				0	S/Mat	Fair	Fair	A mixed species scrub like group-unmanaged. Rhododendron species is present in the understory along with self set Silver birch and Bamboo. Low arboricultural quality overall but does provide wildlife benefit.	No work recommended at time of survey	C1	See associated plans	



APPENDIX 2 – PLANS

TREE CONSTRAINTS PLAN ARBORICULTURAL IMPACT & TREE PROTECTION PLAN



KEY:

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

Hedgerows
(Not assigned BS5837:2012 category)

Survey boundary

NOTES:
Tree locations are estimated from measurements on-site. No topographical survey available at the time of tree survey.

		
Rev A	Issue to client	
Rev	Description	Date
		19.01.2024



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PROJECT Hopwood Hall College, Chapel	
TITLE Tree Constraints Plan	
DRAWING REF 1697b-TCP-001-A	DRAWING NO 001
SCALE 1:500 @ A3	REVISION Rev A

Tree Protection Fencing

The principal protection for the retained trees (above and below ground) and associated soils within the Site is through the erection of Tree Protection Fencing (TPF) to create a Construction Exclusion Zone (CEZ).

Prior to any on-site demolition or construction, tree protective measures and the CEZ must be in place. TPF Specification is show in Figure 3 (BS5837:2012) - pictured above.

The following points are critical to the function of the CEZ:

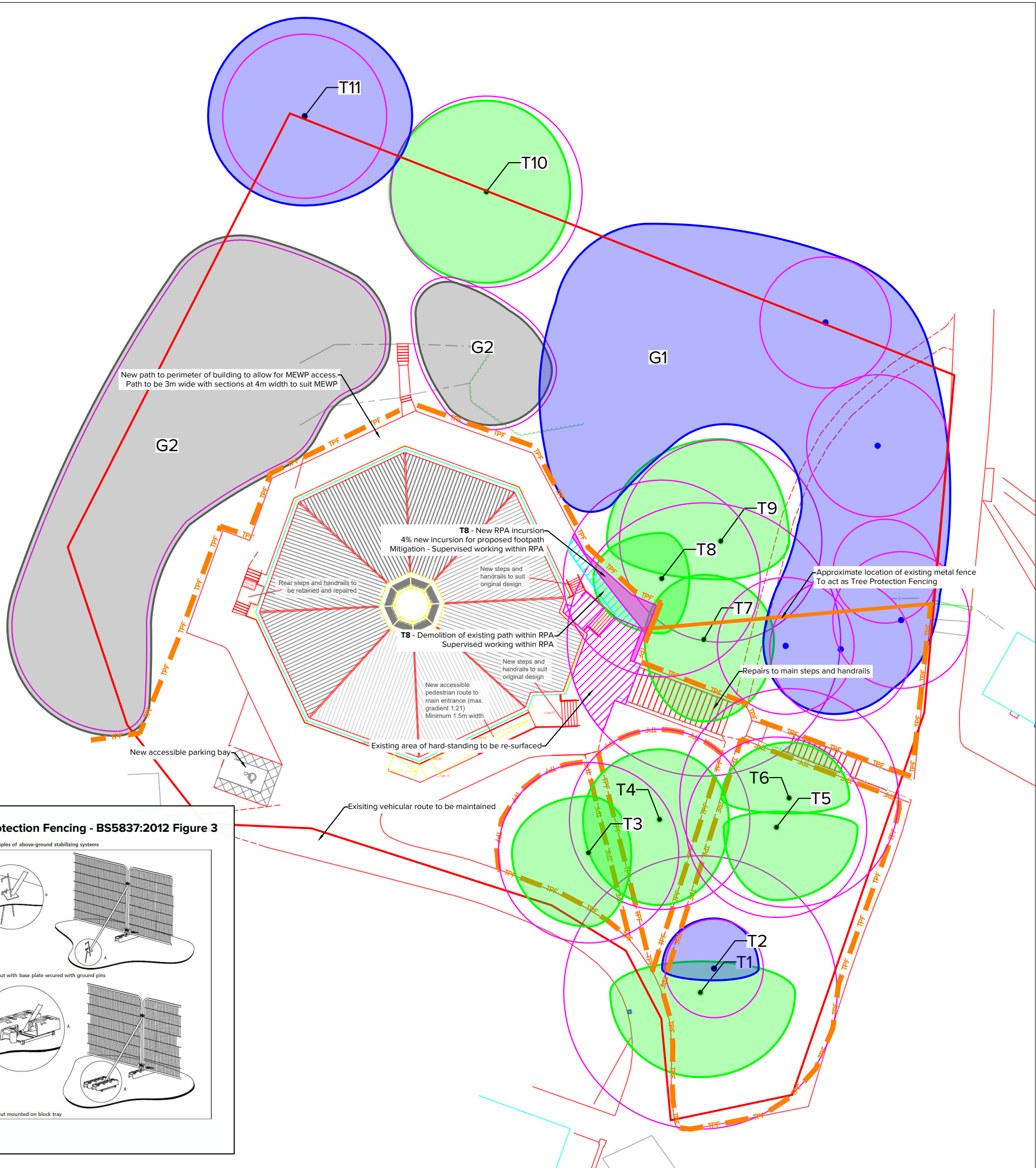
- The protective tree fencing shall be maintained throughout the development phase
- No materials, machinery, temporary structures, chemicals or fuel shall be stored within the CEZ
- No excavations or increases in soil level within the CEZ are permitted without prior written approval from the LPA
- Care should be taken to ensure that wide or tall loads or plant with booms, jibs and counterweights do not come into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times
- Material which will contaminate the soil such as concrete mixing, diesel oil and vehicle washing must not be discharged within 10m of the tree stems. In the event of an accident or spillage the PA must be notified
- Fires must not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction
- Any landscaping within the CEZ must avoid soil disturbance. Therefore, re-grading and rotavators are not permitted. Any agreed soil re-profiling to facilitate final agreed levels must be carried out by hand with topsoil.

Tree Protection Fencing - BS5837:2012 Figure 3

Figure 3 Examples of above-ground stabilizing systems

a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray



KEY:

Trees / Groups

Canopy Spread

Tree Stem

Root Protection Area

A Category Tree

(High quality / retention value)

B Category Tree

(Moderate quality / retention value)

C Category Tree

(Low quality / retention value)

U Category Tree

(No remaining retention value)

Hedgerows

(Not assigned BS5837:2012 category)

Survey boundary

ARBORICULTURAL IMPACT

New RPA incursion

Existing area of hard standing to be resurfaced

Demolition of Existing Hard Surfacing within RPA

TREE PROTECTION

TPF

Tree Protection Fencing

Existing metal Fencing

NOTES:
Tree locations are estimated from measurements on-site. No topographical survey available at the time of tree survey.

Rev B	Plan update	23.02.2024
Rev A	Issue to client	05.02.2024
Rev	Description	Date

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PROJECT
Hopwood Hall College, Chapel

TITLE
Arboricultural Impact & Tree Protection Plan

DRAWING REF
1697b-TPP-002-B

DRAWING NO
002

SCALE
1:450 @ A3

REVISION
Rev B

APPENDIX 3 – TREE PROTECTION FENCING

BS5837:2012 – Figure 3

Figure 3 Examples of above-ground stabilizing systems

