



Arboricultural Constraints Appraisal

in Relation to Proposed Construction of Two Infill Extensions at



**Langdale Hall, Upper Park Road,
Manchester, M14 5RJ**

Prepared by:

Bowland 
Tree Consultancy Ltd

March 2020

ARBORICULTURAL CONSTRAINTS APPRAISAL LANGDALE HALL, MANCHESTER

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ARBORICULTURAL CONSTRAINTS APPRAISAL LANGDALE HALL, MANCHESTER

Project Details

Project No.: BTC1929

Site: Langdale Hall, Upper Park Road, Manchester, M14 5RJ

Agent: Njoy Student Living

Council: Manchester City Council

Survey Date: 2 March 2020

Surveyed by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

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Date of Issue: 6 March 2020

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL							
Site:	Langdale Hall, Upper Park Road, Manchester, M14 5RJ						
Client:	Njoy Student Living						

Surveyor:	Phill Harris Chartered Arboriculturist
Survey Date:	2 March 2020
Job Reference:	BTC1929

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Sycamore	10	1x300 1x180 1x80 (ms)	N 4 E 4 S 5 W 5	3-W 5	SM	G	- Three stems arise at ground level. - Two smaller diameter stems in contact with boundary and internal wall respectively.	Prune tree to remove two smaller diameter stems that are in contact with boundary and internal walls.	10+	C1	58	4.31
T2	Common Hawthorn	10	450	N 3 E 4 S 4 W 2	3 3	M	G	- Moderately severe stem lean south east. - Stem almost in contact with boundary fence. Stem bifurcates at a height of approximately 2.5m.		10+	C1	92	5.4
T3	Sycamore	11	2x220 (ts)	N 3 E 3 S 3.5 W 3.5	4 5	SM	G	Stem bifurcates at a height of approximately 1.3m with a slightly tight fork.		20+	B1	44	3.73
T4	Sycamore	11	300	N 0 E 3 S 4 W 4.5	6-S 7	SM	M	Highly biased crown south due to suppression by neighbouring tree.		10+	C1	41	3.6
T5	Common Beech	16	640	N 5 E 7 S 6 W 6.5	9 8	EM	G	- Large basal burr to west side of stem. - Large number of relatively large diameter pruning wounds up stem, resultant of previous crown lifting works.		40+	B1	185	7.68
T6	Weeping Willow	10	420	N 0 E 1 S 5.5 W 5.5	5-S 7	EM	M	- Stem evidently previously bifurcated at a height of approximately 2m, with western sub stem having been removed at this point. - Sounding with nylon mallet indicated decay extending down stem below this point. - Highly biased crown south-west. - Branches in contact with building. - Crown showing signs of a moderate reduction in vitality. - Short projected remaining safe life expectancy of less than 10 years.	Remove tree due to short projected remaining safe life expectancy (see Comments).	<10	U	80	5.04

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to half nearest metre - where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point - to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²:	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
# (Estimated Dimensions):	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL							
Site: Langdale Hall, Upper Park Road, Manchester, M14 5RJ							
Client: Njoy Student Living							

Surveyor:	Phill Harris Chartered Arboriculturist
Survey Date:	2 March 2020
Job Reference:	BTC1929

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T7	Sycamore	12.5	330	N E S W	2 4.5 3 4.5	6.5 6	SM	M	- Moderate stem lean east. - Slightly biased crown south. - Crown showing signs of a reduction in vitality.		10+	C1	49	3.96
T8	Sycamore	18	500	N E S W	4 4 5.5 3	4 12	EM	M	- Stem bifurcates at a height of approximately 4m. 1m long by 400mm wide area of exposed dysfunctional wood below bifurcation point, with 50mm wide strip extending to ground level below.	Remove tree due to presence of significant structural defects (see Comments).	<10	U	113	6
T9	Common Beech	18	750	N E S W	9 6 10 7	8-S 8	M	M	- Built up ground levels around stem base. - Crown showing signs of a reduction in vitality.		20+	B1	254	9
T10	Goat Willow	10	1x200 1x110 (ms)	N E S W	0 2 5 4	N/A 6	EM	MD	- Stem trifurcates at a height of approximately 1.2m. - Eastern side of crown evidently dead. - Short projected remaining safe life expectancy.	Remove tree due to short projected remaining safe life expectancy (see Comments).	<10	U	29	3.04
T11	Common Oak	14	210	N E S W	2 2 4 4	7 6	Y	G	- Standing within area with restricted potential for future growth considering species and potential size at maturity. - Branches in contact with building.	Prune tree to obtain a 1.5m clearance from building.	10+	C1	20	2.52
T12	Wild Cherry	9	150	N E S W	0 3.5 5 1	N/A 5	Y	G	Severe stem lean south and highly biased crown south-east due to suppression by neighbouring trees.		10+	C1	10	1.8
T13	Common Ash	10	150	N E S W	0 4 4 0	N/A 7	Y	M	- Standing within area with restricted potential for future growth considering species and potential size at maturity and current form. - Severe stem lean south and highly biased crown south-east due to suppression by neighbouring trees. - Would normally be removed in accordance with prudent arboricultural management.	Remove tree in accordance with prudent arboricultural management.	<10	U	10	1.8

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No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T14	Common Oak	19	650	N 8 E 5 S 9.5 W 6	7-N 6	EM	M	- Has sustained several secondary and tertiary branch failures in upper crown, which has subsequently negatively impacted tree's form. - As such, crown reduction works should be considered as a management option. - Hanging broken branch of approximately 150mm diameter in upper crown. - Crown showing signs of a reduction in vitality.	- Climbing arboriculturist to carry out aerial inspection of branch system to check for defects and to remove suspended or broken branches. - Tree contractor to subsequently advise client regarding suitability of crown reduction works.	10+	C1	191	7.8
T15	Common Lime	19	570	N 6 E 4 S 6 W 3	11 7	SM	M	- Light ivy to lower stem. - Relatively small crown to height ratio. - Moderate amount of deadwood to approximately 60mm diameter.	- Prune tree to remove deadwood over 30mm diameter. - Sever ivy from around circumference of stem base.	20+	B1	147	6.84
T16	Common Beech	19	630	N 9 E 7 S 9 W 4	4-S 8	M	G	Moderately dense ivy up stem and into primary branches.	Sever ivy from around circumference of stem base.	20+	B1	180	7.56
T17	Sycamore	18.5	560	N 2.5 E 2.5 S 5 W 2.5	6 6	EM	M	- Stem bifurcates at a height of approximately 2m with a tight compression fork. - Crown showing signs of a moderate reduction in vitality.		10+	C1	142	6.72
T18	Common Oak	17	370	N 0 E 10 S 7.5 W 5	4-W 4.5	SM	G	- Severe stem lean and highly biased crown south due to suppression by neighbouring tree. - Limited potential for future growth due to location below other trees' crowns. - Would normally be removed in accordance with prudent arboricultural management.	Remove tree in accordance with prudent arboricultural management.	<10	U	62	4.44
T19	Sycamore	18	550	N 5.5 E 8 S 7 W 7	6-S 5	EM	G	- Moderately dense ivy up stem and into branches. - Branches in contact with building.	- Prune tree to obtain a 1.5m clearance from building. - Sever ivy from around circumference of stem base.	20+	B1	137	6.6
T20	Leyland Cypress	11.5	620	N 3 E 3 S 3 W 3	3 2.5	M	G	Evidently very heavily topped at a height of approximately 11m.		10+	C1	174	7.44

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T21	Common Ash	17	600	N E S W	5 6 6 7	5-NW 6	EM	M	- Moderate stem lean east. - Moderately dense ivy up stem. - Branches almost in contact with building. - Crown showing signs of colonisation by Ash Dieback Disease.	- Sever ivy from around circumference of stem base. - Re-inspect tree in mid-summer in order to check for symptoms of Ash Dieback Disease.	10+	C1	163	7.2
T22	Common Hawthorn	5	6x70 (ms)	N E S W	2.5 2.5 2.5 1	1.5	SM	G	- Multi-stemmed from ground level. - Dense ivy up stem and into branch branches. - Very heavily topped.		10+	C1	13	2.06
T23	Sycamore	16.5	500	N E S W	4 7 6 6	5 5	EM	G	- In dense area of shrubs and subsequently not inspected in detail. - Light ivy up stem. - Stem bifurcates at a height of approximately 3.5m. - Branches in contact with roof of neighbouring residential property to west.	- Cut back shrubs in order to facilitate access to tree. - Sever ivy from around circumference of stem base. - Prune tree to obtain a 1.5m clearance from building.	20+	B1	113	6
T24	Leyland Cypress	23.5	900	N E S W	3 3 3 3	1 2	M	G	Very dense branch system and crown, and subsequently unable to view branches above a height of approximately 3m.		20+	B1	366	10.8
T25	Weeping Cherry	2	280	N E S W	2.5 2.5 3.5 2.5	N/A 0.5	EM	G	Stem divides into multiple primary branches at a height of approximately 2m.		20+	C1	35	3.36
T26	Silver Birch	16.5	380	N E S W	3.5 6 6 1	6-SE 1	EM	G	- Part of group with trees T27 and T28. - Moderate stem lean and moderately biased crown south-east.		20+	C1	65	4.56
T27	Apple	5.5	210	N E S W	0 3 5 3	2-W 1	SM	G	- Part of group with trees T26 and T28. - Moderate stem lean and highly biased crown south.		40+	C1	20	2.52
T28	Silver Birch	17	490	N E S W	5 4 6.5 6.5	7-W 6	M	G	- Part of group with trees T26 and T27. - Number of unoccluded and partially occluded pruning wounds up stem to approximately 300mm diameter, evidently resultant of previous crown lifting works.		10+	C1	109	5.88

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G1	Cotoneaster, Common Ash, Privet, etc.	≤ 8	≤ 200	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 4	N/A ≥ 1	SM	G	- Closely spaced group of approximately ten shrubs and three young Ash trees in area of restricted growth. - Several canopies in contact with building. - Would normally be removed in accordance with prudent arboricultural management.	Remove group in accordance with prudent arboricultural management.	<10	U	≤ 18	≤ 2.4
G2	Goat Willow	≤ 9	≤ 190	N ≤ 0 E ≤ 0 S ≤ 6 W ≤ 6	N/A ≥ 6	SM	G	- Very closely spaced pair. - Both have severe stem leans and highly biased crowns south-west/west. - Branches in contact with building. - Would normally be removed in accordance with prudent arboricultural management.	Remove group in accordance with prudent arboricultural management.	<10	U	≤ 16	≤ 2.28
G3	1no. Common Hawthorn, 1no. Sycamore, 1no. Holly.	≤ 10	≤ 2x160 (ts)	N ≤ 3 E ≤ 3 S ≤ 3 W ≤ 3	N/A ≥ 2	SM	M	- Loose group in dense Privet group. - Not inspected in detail. - Sycamore is young and located close to residential property to west, and would normally be removed in accordance with prudent arboricultural management. - Not inspected in detail.	Remove young Sycamore in accordance with prudent arboricultural management.	10+	C1	≤ 23	≤ 2.72
H1	Privet	4	N/A	≈ 1.5 Wide	N/A N/A	SM	G	Length of outgrown hedge along boundary.	Reduce to form managed hedge.	10+	C1	N/A	≈ 1

BS5837:2012 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	- 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 decline - Trees 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 <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	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)	Green
Category B Those of moderate quality and value: those 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. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees 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	Grey
	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 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by **Temporary Protective Fencing**, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be retained in place throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2012 Figure 2 (overleaf);
2. be sited in the area(s) defined by the Root Protection Areas or, if applicable, the Construction Exclusion Zones, as detailed on the associated Tree Plan;
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
6. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the LPA shall inspect and approve the Temporary Protective Fencing.

Figure 1: CEZ Warning Sign

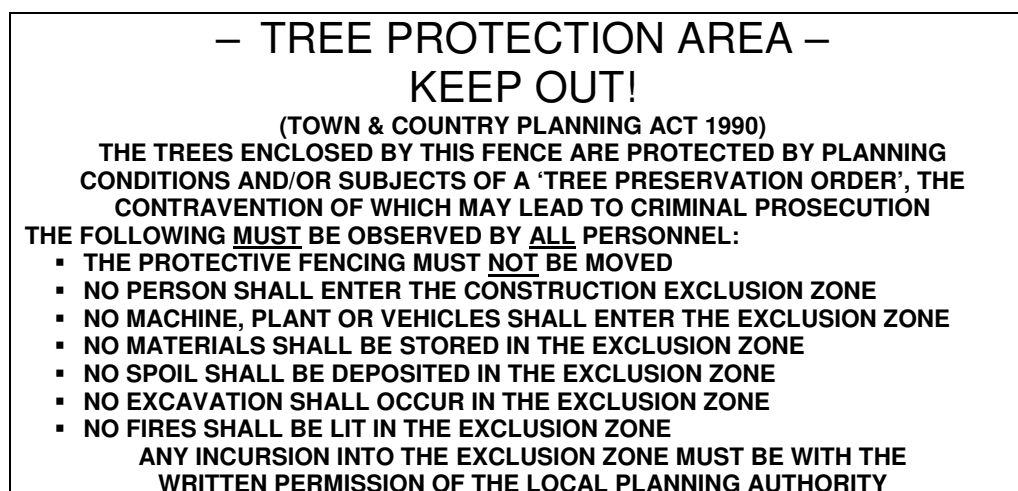
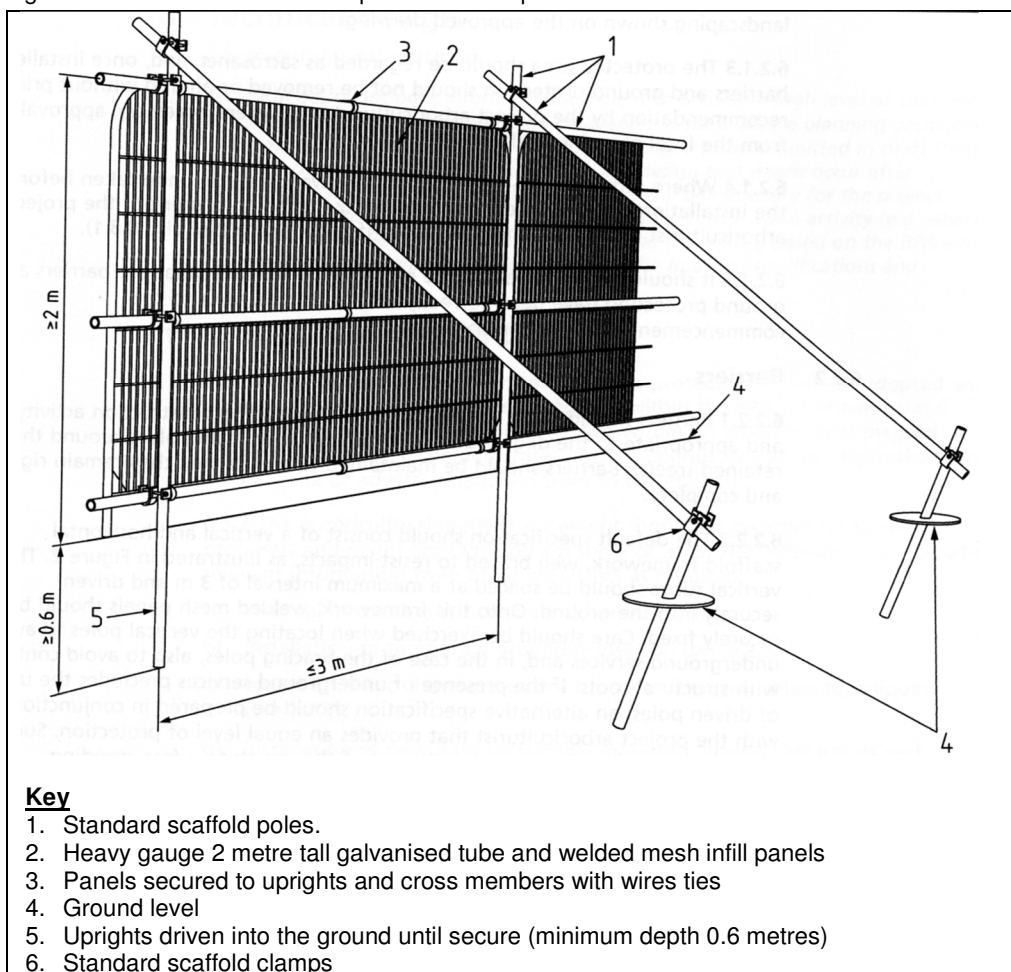


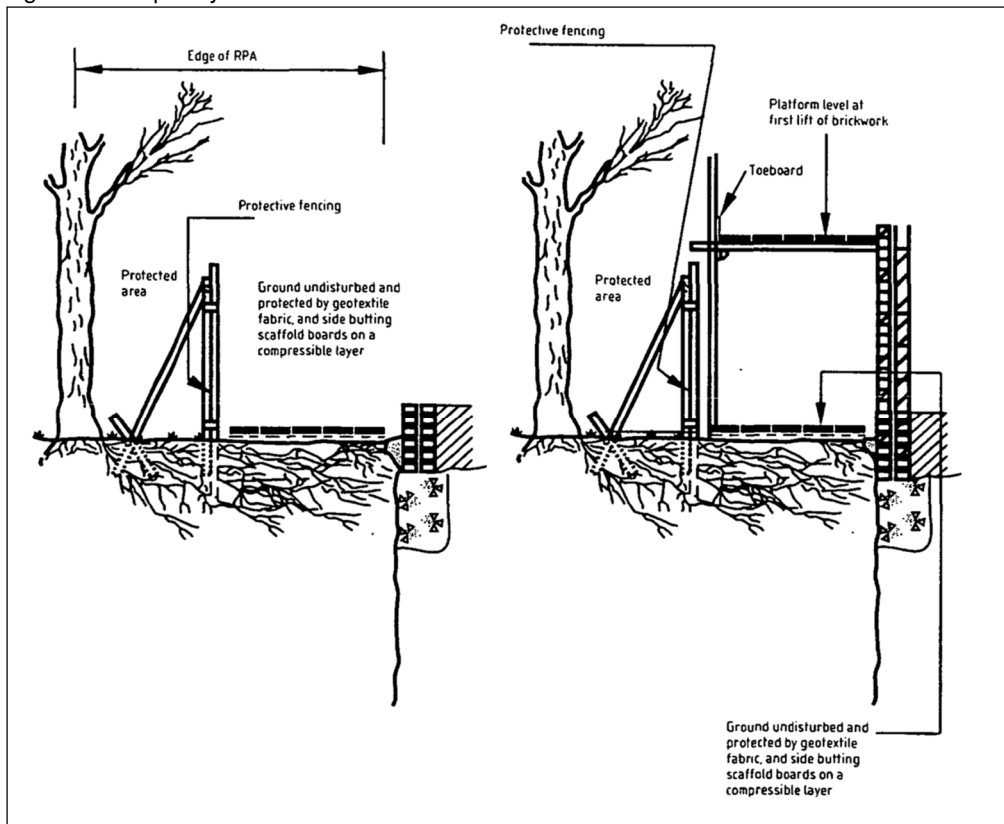
Figure 2: BS5837:2012 Default specification for protective barrier

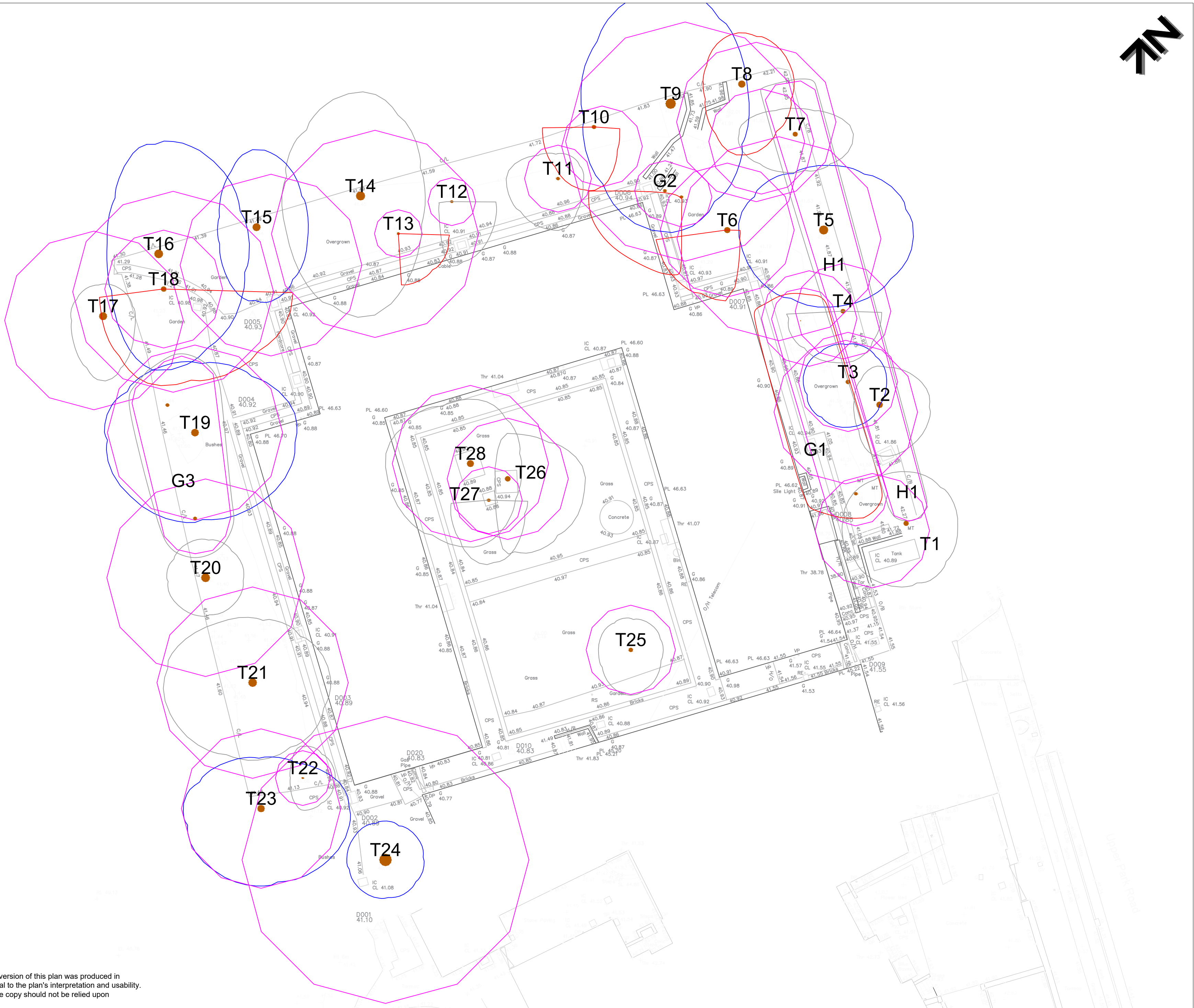
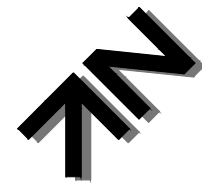


Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 3, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 3: Temporary Ground Protection – Recommended Construction





Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

KEY

T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Tree Survey Schedule and associated appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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

Note: The stem locations of trees T6, T10 and T17 were not plotted on the topographical survey based site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS siting and estimation at the time of the survey. As such, the plotted locations of the trees in question cannot therefore be considered to be wholly accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Note 2: The RPAs of trees T8, T9, T10, T14, T15 and T16 have been offset accordingly in order to take into consideration their locations close to the retaining wall to the north. Similarly the RPAs of trees T1, T2, T4, T5 and T7 have been offset to take into consideration their locations close to the road that runs along the east site boundary

Project:
LANGDALE HALL
UPPER PARK ROAD
MANCHESTER
M14 5RJ

Client:
NJOY STUDENT LIVING

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Construction of Two Infill Extensions

Scale: 1:200@A2
Date: March 2020
Drawn by: EA
Checked by: PH

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Rev: