

Arboricultural Impact Assessment (AIA)

February 2022

Land at Atherton Street

Manchester

M3 4FD

U R B A N
G R E E N

QUALITY MANAGEMENT

Project No.:	UG1282			
Project:	Land at Atherton Street, Manchester			
Location:	Land at Atherton Street, Manchester, M3 4FD			
Title:	Arboricultural Impact Assessment			
Document Type:	BS 5837			
Date:	18/01/22			
Prepared By:	Elizabeth Anderson			
Checked By:	Andy Bagshaw			
Approved By:	Andy Bagshaw			
Revision Status:				
Rev:	Date:	Issue/Purpose/ Comment:	Prepared:	Checked:
01	15/02/22	Proposal update	EA	AB

CONTENTS

1. Executive Summary	1
2. Introduction	2
2.1. Instructions and references	2
2.2. Scope.....	3
2.3. Documents provided.....	3
2.4. Limitations.....	3
3. Legislation.....	4
3.1. Tree protection status	4
3.2. Wildlife.....	4
4. Arboricultural Impact Assessment (AIA)	5
4.1. Summary of the development.....	5
4.2. Tree constraints	5
4.3. Root Protection Areas (RPAs) explained.....	5
4.4. Impacts of development.....	5
4.5. Tree surgery works	6
4.6. Protective fencing.....	6
4.7. Demolition and removal of surfaces in the RPA	7
4.8. Temporary site cabins	7
4.9. Recommendations	7

Appendix 1 – Tree Data Schedule

Appendix 2 – Tree Schedule Definition of Terms

Appendix 3 – Tree Retention Categories

Appendix 4 – Site Plans

1. Executive Summary

- 1.1.1. Urban Green has been instructed by The Hut Group to carry out an Arboricultural Survey to British Standard 5837:2012 at Land at Atherton Street, Manchester, M3 4FD and produce our findings in a report.
- 1.1.2. It is proposed to add three parking spaces to a small portion of land along the western edge of Land at Atherton Street. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. The proposed development necessitates the removal of a small section of 'Low Quality' ornamental hedging within the site boundary, loss of which will have only a minor impact on the character and visual amenity of the immediate surrounding area.
- 1.1.4. Urban Green have carried out a Preliminary Ecological Assessment (PEA) of the site (ref UG1282). This report should be referenced before any tree works are carried out to assess their suitability for protected species.
- 1.1.5. Tree protection fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.

2. Introduction

2.1. Instructions and references

- 2.1.1. We have been instructed by The Hut Group to carry out a Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837:2012 that states ‘Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.’
- 2.1.4. The site is located in the area shown in Figure 1.



Figure 1 – Site Location Plan

2.2. Scope

- 2.2.1. The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.
- 2.2.2. The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

2.3. Documents provided

- 2.3.1. A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the Tree Protection Plan in Appendix 4. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

2.4. Limitations

- 2.4.1. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under his supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

3. Legislation

3.1. Tree protection status

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. Manchester City Council informed us via email on the 18/01/22 that there are no TPOs on site. The site is within Castlefield Conservation Area.
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. In a Conservation Area, all trees greater than 75mm in diameter at 1.5m above ground level are protected. Where tree work is required in a Conservation Area, a Section 211 notice of intent must be submitted the Local Planning Authority who have six weeks to decide to either make a TPO or allow the work to proceed.
- 3.1.6. The proposed work can proceed after six weeks as it is presumed that the Local Authority consents if they have not responded in that time.
- 3.1.7. It is an offence to remove more than 5m³ of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Wildlife

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of species which are subject to protection under the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 3.2.2. An Ecological survey has been carried out, UG1282_ECO_PEA_01 which should be read and followed should any tree work be required.
- 3.2.3. If tree works are carried out during the bird nesting season (March to September inclusive), trees would need to be inspected by a qualified ecologist no more than 48 hours prior to the commencement works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the development

- 4.1.1. It is proposed to add three parking spaces to a small portion of land along the western edge of Land at Atherton Street. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree constraints

- 4.2.1. BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) explained

- 4.3.1. The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

4.4. Impacts of development

- 4.4.1. The site contained seven trees and two hedges of which five trees are BS5837: 2012 moderate quality retention category 'B' and two trees and two hedges are low quality retention category 'C', as detailed in the tree data schedule at appendix 1
- 4.4.2. To facilitate construction of the three parking spaces a small section to the northern end of H7 requires removal, this should be completed by a qualified arborist. The removal of the hedge will have a minor impact to the visual amenity due to vast majority of trees and hedges being retained.
- 4.4.3. Crown raising to 4m is required to the western canopies of T3, T4, T5 and T6 to facilitate the use of car parking spaces while avoiding damaging the canopies. This work will need to be carried out by a qualified arborist.

- 4.4.4. The construction of the car parking spaces requires the removal of the existing surface and replacement with a similar hardstanding. An assessment of the underlying subbase will be required to determine if it is of an acceptable grade and depth for reuse to support vehicles. If the subbase is unsuitable then a no-dig hard surface solution will be required such as Cellweb (please contact the author for further information). The removal of the existing hard surface will need to be completed using minimal machinery, which can be used in the break-up of the hard standing. The replacement surface will need to be porous and be built at the same level as the previous surface. This work should be carried out in accordance with the guidance at section 4.7 of this report
- 4.4.5. The removal of the existing fencing within the hedging needs to be completed with care and in accordance with section 7 of BS5837. The fencing should be removed in small sections to allow it to be removed through gaps in the hedge to the east.
- 4.4.6. The impact of the new electric service for the lighting columns have not been assessed. Information regarding the new service when available should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.5. Tree surgery works

- 4.5.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and also include details or remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.5.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.5.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.6. Protective fencing

- 4.6.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.6.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.6.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.6.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.6.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.

- 4.6.6. A 600mm x 300mm warning sign reading “TREE PROTECTION AREA KEEP OUT” shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).
- 4.6.7. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.7. Demolition and removal of surfaces in the RPA

- 4.7.1. During demolition, the following restrictions will apply:
- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
 - The main body of any mechanical excavator will operate outside the RPA.
 - Masonry will be pulled away from trees where possible.
 - When breaking masonry, a fine water spray will be used to minimise dust particles.
 - Excessive dust particles on trees will be removed each day by spraying with water.
 - Hard surfaces should be kept in place for as long as possible during construction works in order to prevent soil compaction in the RPA.
 - During surface removal, the following restrictions will apply:
 - Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
 - No excavation below the existing sub-base will occur.
 - All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.8. Temporary site cabins

- 4.8.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.8.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.9. Recommendations

- 4.9.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 4.9.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.

- 4.9.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.
- 4.9.4. The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

Appendix 1 – Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendices 2 and 3 in order to correctly interpret the tree data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T1	Semi-Mature Liquidambar Liquidambar styraciflua	14	3	230	1.5 2 3	1: Detailed inspection significantly restricted due to location of tree within hedge. 2: Southern canopy is slightly reduced. 3: Acceptable condition at present.	No action required.		Fair	10-20	2.76
							n/a	3	Good	C1	
T2	Early-Mature Birch Betula sp	15	3	350	3 1 3.5	1: Detailed inspection significantly restricted due to location of tree within hedge. 2: Dense ivy covering stem from base. 3: Northern canopy slightly reduced due to suppression from neighbouring tree. 4: Cabling from adjacent building attached to stem.	Remove ivy and re-inspect for defects.		Good	20-40	4.20
							Low	3	Good	B1	
T3	Semi-Mature Liquidambar Liquidambar styraciflua	14	3	200	3 1 3	1: Detailed inspection significantly restricted due to location of tree within hedge. 2: Dense ivy covering stem from base. 3: Canopy slightly suppressed from neighbouring tree.	Remove ivy and re-inspect for defects.		Fair	10-20	2.40
							Low	3	Good	C1	
T4	Early-Mature Birch Betula sp	14	3	370	4 5 5	1: Detailed inspection significantly restricted due to location of tree within hedge. 2: Acceptable condition at present.	No action required.		Good	20-40	4.44
							n/a	3	Good	B1	
T5	Early-Mature Liquidambar Liquidambar styraciflua	14	2	420	5 5 4	1: Detailed inspection significantly restricted due to location of tree within hedge. 2: Southern canopy slightly reduced due to suppression from neighbouring tree. 3: Acceptable condition at present.	No action required.		Good	20-40	5.04
							n/a	3	Good	B1	

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
							Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T6	Semi-Mature Liquidambar Liquidambar styraciflua	13	2	190	4 4 3 2	1: Detailed inspection significantly restricted due to location of tree within hedge. 2: Southern canopy slightly reduced due to suppression from neighbouring tree. 3: Twin stemmed from ground level.	No action required.		Good	20-40	2.28
	n/a						3	Good	B1		
H7	Semi-Mature Mixed Species	av 2	0.1	75	0.5 2 2 0.5	1: Length of managed hedgerow internal to site. 2: Species include Cherry, laurel and Holly	No action required.		Good	20-40	0.90
	n/a						3	Good	C1		
H8	Semi-Mature Cotoneaster Cotoneaster sp	av 1.5	0.1	75	1 1 1	1: Length of managed hedgerow internal to site. 2: Located in raised planting bed.	No action required.		Good	10-20	0.90
	n/a						3	Good	C1		
T9	Early-Mature Tulip Tree Liriodendron tulipifera	14	3	300	5 0 5	1: Located behind iron wrought fencing and subsequently not inspected in detail. 2: Stem trifurcates at a height of approximately 3m. 3: Evidently crown lifted in the past.	No action required.		Good	20-40	3.60
	n/a						3	Good	B1		

Appendix 2 - Tree Schedule Definition of Terms

Tree Referencing	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH)	Stem diameter is measured at 1.5 m above ground level
Crown	Measurements taken from all four cardinal points in metres.
Notes	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 – Tree Retention Category

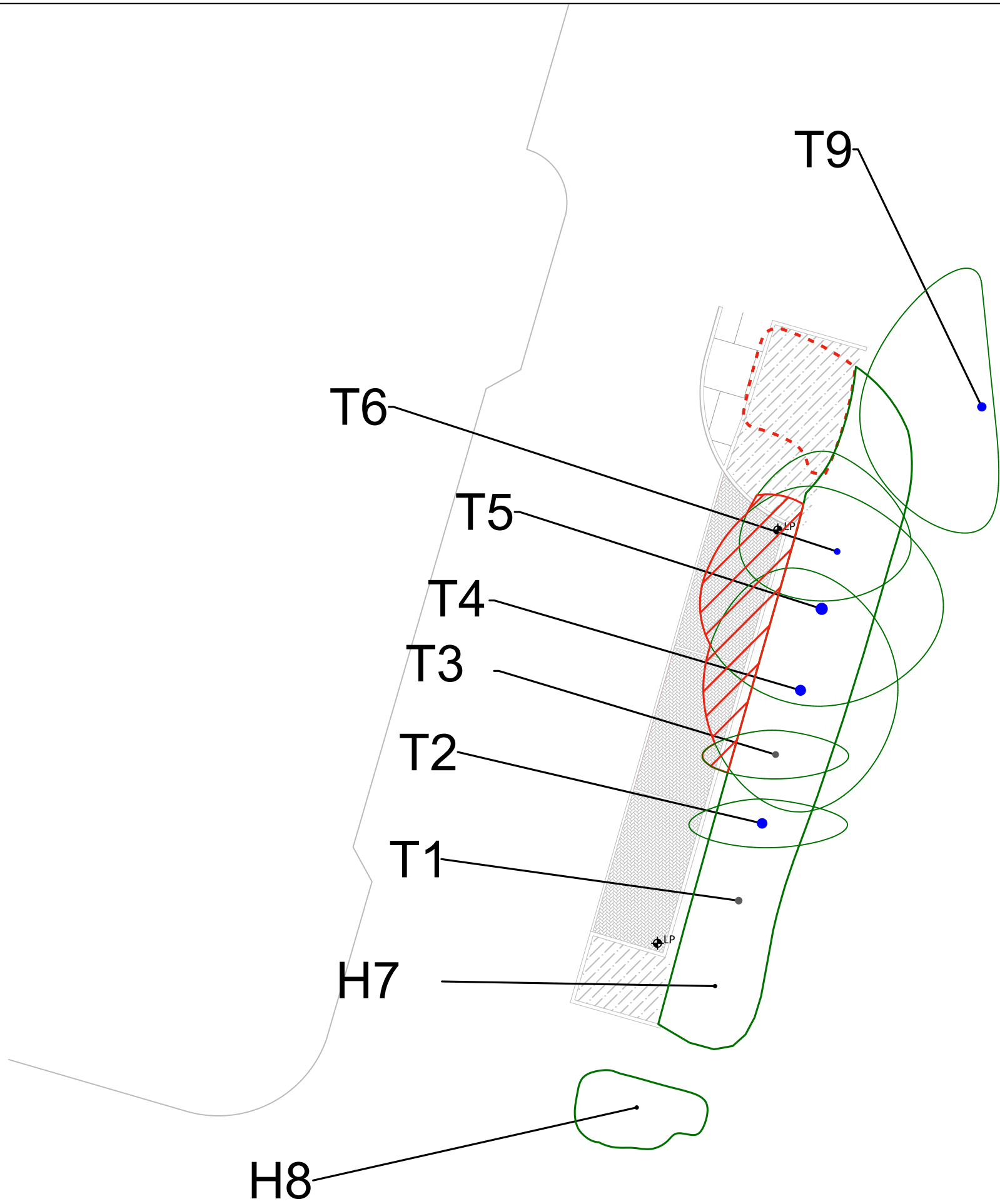
The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site.
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.
Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-



	Category A tree, group or hedge
	Category B tree, group or hedge
	Category C tree, group or hedge
	Category U tree, group or hedge
	Retained tree
	Removed tree
	Extents of crown raising
	Position estimated on site

01	15/02/22	PROPSAL UPDATE	EA	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131
weareurbangreen.co.uk

Client:	THE HUT GROUP		
Project:	LAND AT ATHERTON STREET		
Title:	TREE REMOVAL PLAN		
Issue:	PLANNING		
Drawn:	EA	Checked: RH	Approved: AB
Project:	UG1282	Scale @ A3: 1:200	Date: 17/01/22
Dwg No:	UG_1282_ARB_TRP_01		Revision: 01

TREE WORKS SCHEDULE			
Tree Number	Species	Works Required	Reason
T3	Liquidambar	Crown raise to 4m above parking	To facilitate the development
T4	Birch		
T5	Liquidambar		
T6			
H7	Mixed species	Partial removal see Tree Removal Plan	

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
------	------	-------------	-------	-------

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

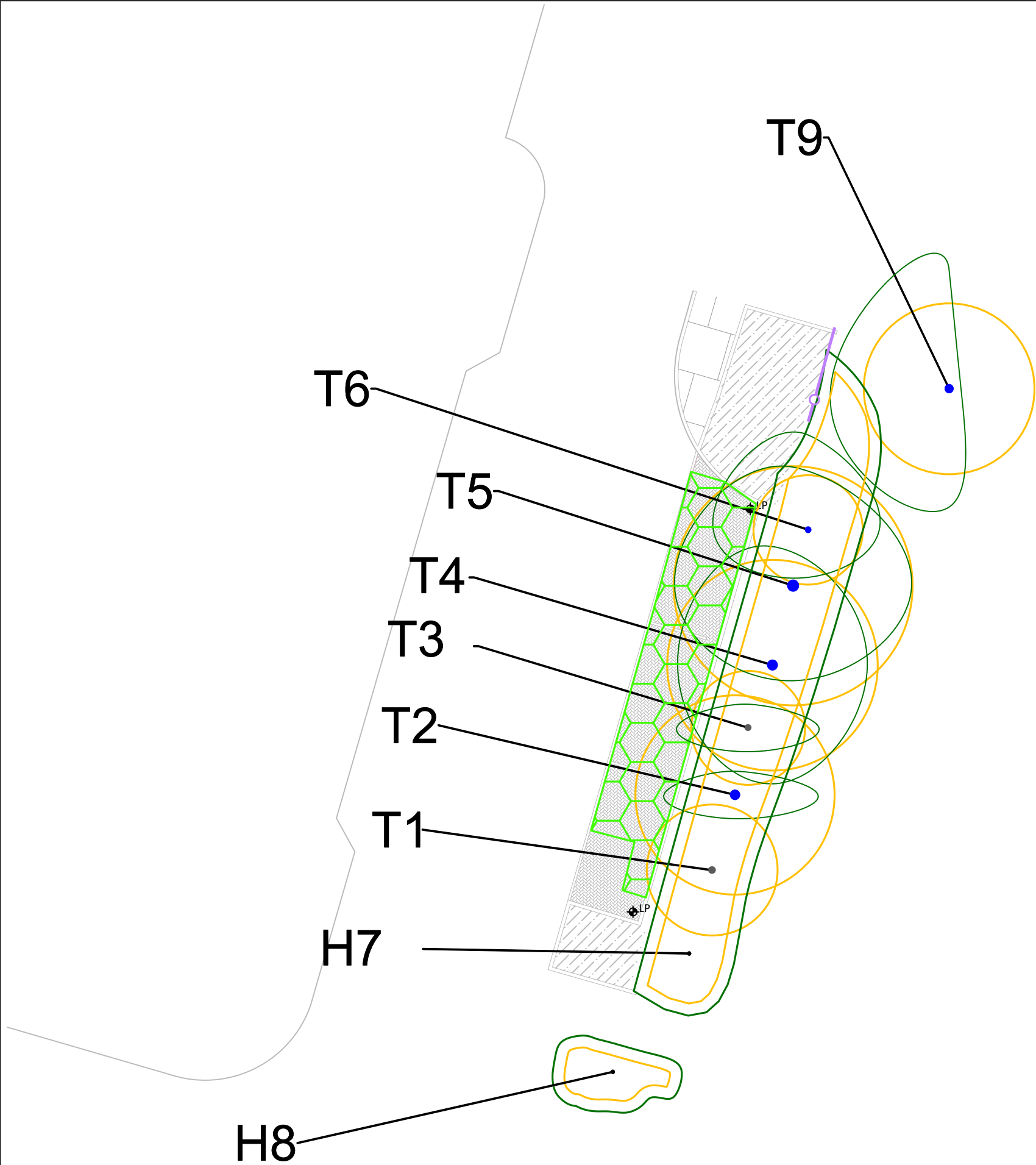
Client:
THE HUT GROUP

Project:
LAND AT ATHERTON STREET

Title:
TREE WORKS SCHEDULE

Issue:
PLANNING

Drawn:	EA	Checked:	RH	Approved:	AB
Project:	UG1282	Scale @ A3:	NTS	Date:	18/01/22
Dwg No:	UG_1282_ARB_TWS_01			Revision:	00



Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site.
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.
Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-



-  Category A tree, group or hedge
-  Category B tree, group or hedge
-  Category C tree, group or hedge
-  Category U tree, group or hedge
-  Retained tree
-  Root Protection Area (RPA)
-  Position estimated on site
-  Replacement of existing hard standing
-  Protective fencing (See Insert 1 & Insert 2)

01	15/02/22	PROPSAL UPDATE	EA	AB
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

**U R B A N
G R E E N**

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client: **THE HUT
GROUP**

Project: **LAND AT ATHERTON
STREET**

Title: **TREE PROTECTION PLAN**

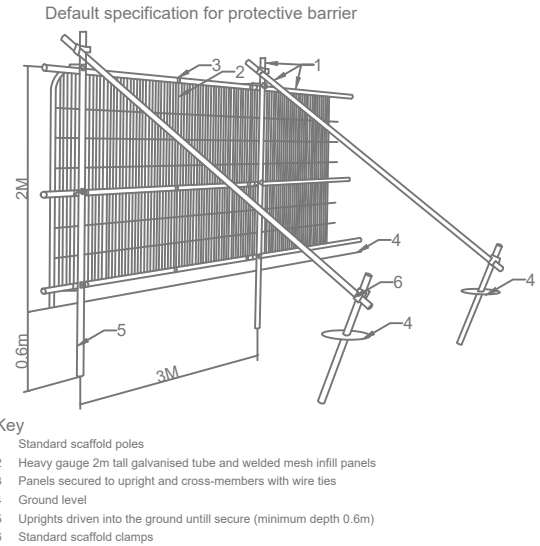
Issue: **PLANNING**

Drawn:	EA	Checked:	RH	Approved:	AB
--------	----	----------	----	-----------	----

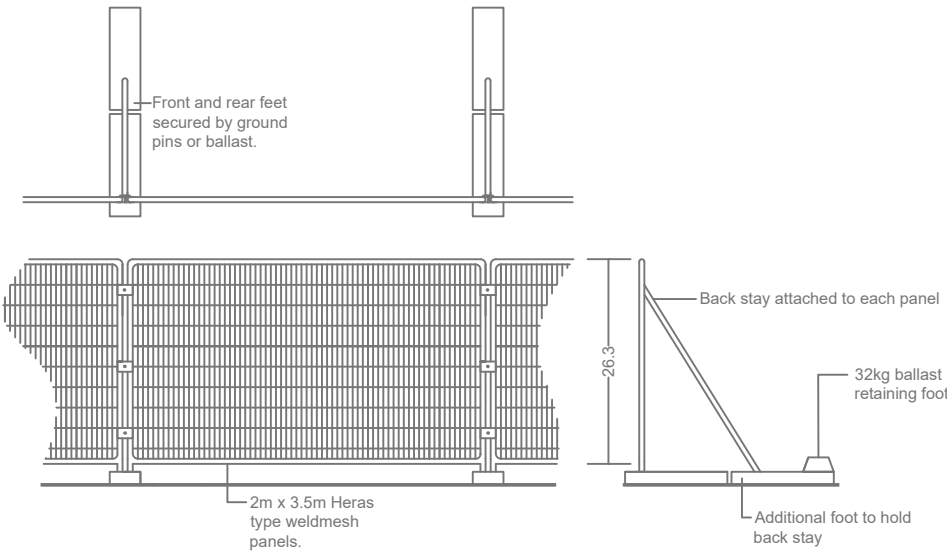
Project:	UG1282	Scale @ A3:	1:200	Date:	18/01/22
----------	--------	-------------	-------	-------	----------

Dwg No:	UG_1282_ARB_TPP_01	Revision:	01
---------	--------------------	-----------	----

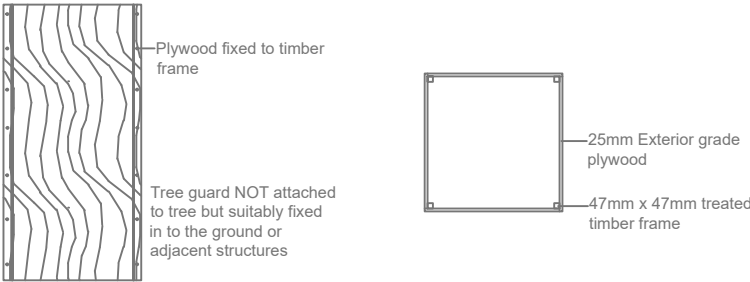
Insert 1: Tree protective fencing specification



Back-stay support



Temporary tree guard specification



Insert 2: Tree protection notice



Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site.
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
All works to be carried out in accordance with the latest British Standards / Codes of Practice unless specifically directed otherwise in the specification.
Responsibility for the reproduction of this drawing in paper form, or issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic image.
Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-



REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client: THE HUT GROUP

Project: LAND AT ATHERTON STREET

Title: TREE PROTECTION INDEX

Issue: PLANNING

Drawn: EA	Checked: RH	Approved: AB
-----------	-------------	--------------

Project: UG1282	Scale @ A3: NTS	Date: 18/01/22
-----------------	-----------------	----------------

Dwg No: UG_1282_ARB_TPI_01	Revision: 00
----------------------------	--------------