

Arboricultural Impact Assessment



**Tyler
Grange**

MMU Brooks Building,
Manchester
15th December 2021

13700_R02a_GDT_HB

Report No:	Date	Revision	Author	Checked
13700_R02	15 th December 2021	a	Greg Douglas-Thorne BA (Hons)	Jamie Pratt BSc (Hons) MArborA

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Summary

- S.1. This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Ltd (TG) on behalf Manchester Metropolitan University (MMU) in relation to works at the Brooks Building, Manchester Metropolitan University, centred on OS grid reference SJ 83791 96685. This report assesses the impact of the proposals on the existing surveyed tree stock and is informed by a baseline BS5837:2012 Tree Quality Survey of the site.
- S.2. The tree survey identified a total of 9no. trees, all of which were classified as low-quality Category C trees.
- S.3. These trees are not offered the protection of a Tree Preservation Order, nor are they located within a conservation area.
- S.4. In total 3x trees (T5, T6 and T7) will be translocated to facilitate the extension of the existing bin store compound to accommodate the proposed generator plant and associated services. It is advised that they are translocated to a suitable location within the wider site context.



Section 1: Introduction

Purpose

- 1.1. This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Ltd (TG) on behalf Manchester Metropolitan University (MMU) to accompany a planning application at Brooks Building, 53 Bonsall St, Hulme, Manchester M15 6GX (hereby referred to as 'the site').
- 1.2. Full planning permission is sought for the extension of an existing bin storage compound to accommodate a permanent standby generator with associated services.
- 1.3. The application is to be submitted to Manchester City Council (MCC). MCC's Local planning policy pertinent to trees and new development is set out at Appendix 1 alongside the relevant national planning policy.
- 1.4. This report:
 - Provides the findings of a tree survey and the associated tree constraints towards the proposed development.
 - Evaluates the effects of the proposed development on existing trees.
 - Provides guidance in relation to the protection of retained trees.
- 1.5. The tree survey and assessment has been guided by the recommendation set out within the British Standard 5837:2012 'Trees in relation to design, demolition and construction – recommendations' (BS5837) to accord with industry best practice.

Site Description

- 1.6. The site is currently in use as a bin store outside of a building associated with MMU. It is located to the west of the A5103. At the time of survey, the site comprised a bin store, with associated access, shrubs, scattered trees and amenity grassland. The site and survey boundary is shown on the Tree Constraints Plan (13700/P01a) located to the rear of the report.
- 1.7. Recorded tree species include Paper bark birch (*Betula papyrifera*), Silver birch (*Betula pendula*) and Dwarf Scots pine variety (*Pinus sylvestris .var*).



Section 2: Baseline Information

Tree Survey Summary

- 2.1 The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange in December 2021.
- 2.2 The survey was completed in accordance with BS5837, and the methodology as detailed at Appendix 2. An existing site plan (supplied by others) was used to inform the location of trees and their surrounding context.
- 2.3 The distribution of the trees surveyed is illustrated on the TCP to the rear of this report together with details of their constraints to new development in accordance with BS5837, including:
- Tree Quality Gradings¹;
 - Root Protection Areas² (RPAs);
 - Tree Canopy Spreads³; and
 - Tree Shading⁴.
- 2.4 Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (see Appendix 4). This provides a tabulated record of the trees surveyed, including; reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry. A total of 9x individual trees were identified during the BS5837 Tree Quality Survey.
- 2.5 The physiological and structural condition of surveyed trees throughout the site can be regarded as 'good'. Some trees are still staked and tied; it is advised that the stakes and ties are removed to allow for natural stem and root development to occur. No trees require any remedial arboricultural works.

Tree Grading Summary

- 2.6 The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (see Appendix 3) recommended by the BS5837. The grading system allows informed decisions to be made concerning the design and impact of the development in relation to the arboricultural value of the trees surveyed. All trees were considered to be of low arboricultural value (Category C) as young, readily replaceable ornamental plantings. Three of the trees (T3, T4 and T7) were measured at below 75mm in diameter and therefore fall beneath the size threshold of BS5837. They have however been recorded in the survey for completeness.



¹ The value of arboricultural features surveyed in accordance with the methodology set-out in Appendix 3.

² A layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. See further explanation at Appendix 3.

³ Dimensions of the trees crown spread and clearance from ground level. See further explanation at Appendix 3.

⁴ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development. See further explanation at Appendix 3.

Tree-related Designations

2.7 Manchester City Council confirmed via email on 24th February 2021 that there are no Tree Preservation Orders affecting the property/land and it is not within a Conservation Area.

2.8 The presence or absence of tree-related designations is summarised in the table below.

Table 2: Tree-related designations / tree reference numbers

Designation Type	TG Tree Reference Number (s)
Tree Preservation Order ¹	None
Conservation Area ²	None
Ancient Woodland ³	None
Woodland Habitat ⁴	None

¹ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>

² Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>

³ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁴ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

- 3.1. This Arboricultural Impact Assessment has been undertaken to address the development proposals in relation to existing trees. The assessment is informed by a composite overlay of the tree survey information and proposed site plan which is shown on the Tree Retention and Removal Plan (Ref: 13700/P02a).

Tree Retention and Translocation

- 3.2. Trees requiring translocation to facilitate the development are identified in Table 3 below. Trees to be retained as part of the development scheme are T1, T2, T3, T4, T8 and T9.
- 3.3. It is advised that they are translocated to a suitable location within the wider site context. By translocating trees T5, T6 and T7, the scheme offers a like-for-like scenario to the current site context. No reduction in canopy coverage or tree numbers in the vicinity of the site will be experienced.

Table 3: Proposed translocation of trees

Tree Category Grading	Number of removals required
Category A	-
Category B	-
Category C	3x Trees: T5, T6 and T7
Category U	-
Total	3x Trees

Specification - Tree Translocation

- 3.4. The translocation of trees should be carried out prior to the installation of tree protection barriers.
- 3.5. Tree works must be undertaken in accordance with BS3998:2010 and BS4043:1989 by a competent tree contractor and should avoid the main nesting season for birds between 1st March and 31st August each year. If such timescales are unachievable, the advice of an ecologist will need to be sought to determine any further necessary protective and precautionary working measures to avoid disturbance to nesting birds and other wildlife.
- 3.6. The Tree Retention and Removal Plan (13700/P02a) illustrates those trees that are in conflict with the proposed development layout. Given the age condition and context, the trees will be translocated to facilitate the development of the proposed generator plant store, rather than seeking the planting of new trees. As such, the following methodology must be adhered to.
- 3.7. Stages for tree translocation:
1. Only the equipment capable of extracting a root ball of an appropriate size must be used. This should ideally be a tree spade or Newman tree frame. British Standard 4043:1989 'Transplanting root balled trees' states that the diameter of the prepared root ball should be at least 10x the stem diameter measured at 1m from ground level.



2. The trees to be relocated are to be clearly marked and surrounding vegetation cleared with hand tool.
 3. The receiving hole is to be prepared. This should be by extracting an identical plug from the ground so the tree's root ball will locate exactly in the pit. This can reduce the requirement for guying and staking.
 4. Should the project arboriculturist feel that irrigation is required, typical perforated pipe can be dug into the ground outside of the root ball to an appropriate depth.
 5. Strategic branch pruning to allow access of the moving equipment under and around the canopy is to be carried out.
 6. Tree to be lifted and placed in receiving pit (excavation and relocation must be carried out in one operation, resulting in minimal exposure of any roots to the air. If storage between operations is required, the tree must be stored out of extreme weather conditions and with the root ball protected from desiccation. If a significant period is to elapse between operations, then advice must be sought from the project arboriculturist).
 7. If require the tree may be secured using over-ground guying methods or the more preferable underground methods, both are indicated in BS4043:1989 Appendix A (shown below).
 8. On completion and after initial watering, a layer of good quality organic mulch must be applied to the area of the root ball, to a depth of 50mm.
- 3.8. To ensure that the water requirement of the tree is met, an irrigation schedule may be required. This is to be agreed between the project arboriculturist and client. Details of any agreed schedule must be included in future management plans for the site.
- 3.9. Further reference can be made to BS4043:1989 'Recommendations for Transplanting Root Balled Trees'.

Remedial Management and Ground Works

- 3.10. The proposals do not require any facilitation or long term canopy works to reduce or lift crowns of retained trees to facilitate the development.
- 3.11. No ground works are proposed within the RPAs of retained trees.

Specification: Tree Protection Barriers

- 3.12. The purpose of tree protection barriers is to prohibit access into areas around the tree, that require protection from construction activity, such as tree roots, trunks and branches. The locations of tree protection fencing are shown by a solid purple line on the Tree Protection Plan (13700/P03a).
- 3.13. Tree protection barriers will be fully installed before the arrival of any plant or the commencement of any construction activity on-site. Except where stated in this report, tree protection barriers will remain in place for the duration of the development.



- 3.14. Tree protection fencing will consist of the default specification recommended within BS5837:2012, comprising a scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum of 3m to add further stability. Onto this, weldmesh panels will be securely fixed with wire or scaffold clamps (see extract of BS 5837 - Figure A).
- 3.15. Special attention is essential in maintaining the protective barriers during the development, ensuring that it remains rigid and complete as well as fit for the purpose intended. To avoid disturbances to the protective barriers once installed, they will be inspected frequently, including during site visits by the project Arboriculturist. Repairs shall be made immediately where required.
- 3.16. All-weather notices will be attached to the barriers with words such as 'Construction Exclusion Zone - No Access' (see Figure B). These are to be A4 in size.

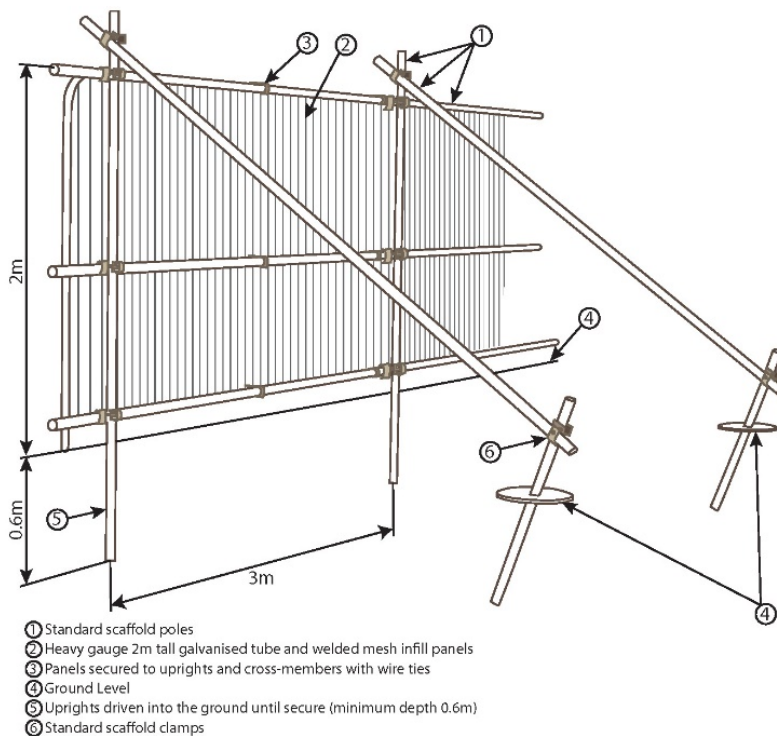


Figure A: Default specification for protective barrier

Figure B: All-weather notice

Conclusion

- 3.17. In total 3x trees (T5, T6 and T7) require translocating within the wider site context to facilitate the development of the generator plant store.
- 3.18. Following translocation these trees will require regular monitoring and an irrigation schedule to be established to ensure successful establishment within their new location.
- 3.19. Tree protection fencing will be required at the alignment shown with the Tree Protection Plan (13700/P03a).



Appendix 1: Planning Policy Context

Under the Town and Country Planning Act 1990 (as amended) the requirement to consider trees as part of development is a material planning consideration and will be taken into account in the determination of planning applications. Applicable arboricultural planning policy that relates to the site is set out below at a National and Local level.

National Planning Policy

The consideration for existing trees and woodlands in relation to planning and new development is set out within Sections 12 and 15 of the NPPF published in July 2021.

Section 12, paragraph 131 states that “Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

Section 15, paragraph 174 states that “Planning policies and decisions should contribute to and enhance the natural and local environment by: Subsection B; “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”.

Section 15, paragraph 180 states that “When determining planning applications, local planning authorities should apply the following principles:” Subsection C; “that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”.

Local Planning Policy

The site falls within the local planning authority of Manchester City Council. A summary of the applicable local planning policies relating to arboricultural matters is provided below.

Core Strategy (July 2012)

Manchester's Core Strategy was adopted on 11th July 2012 and is the key Development Plan document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan (UDP) as the document that sets out the long term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

Policy EN9 Green Infrastructure states that *“New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will*



encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management".

Appendix 2: Methodology, Constraints, Mapping and Limitations

Field Work

In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m). Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.

The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.



The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.

The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices



Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Tree Quality Gradings

The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 3). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively.

Root Protection Areas

The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- b) topography and drainage;
- c) the soil type and structure; and
- d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 5 to the rear of this report lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

The principal tree shadow constraints are shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.



Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

Limitations

The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.

No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 3: BS5837 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
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 (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).			DARK RED
	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. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
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)	LIGHT GREEN



TREES TO BE CONSIDERED FOR RETENTION				
Category B <i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
Category C <i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 4: Tree Survey Schedule



Tree Number	Common Species Name	Height (m)	Trunk Diameter (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Paper bark birch	8m	75, 40, 50, 70	2.00	2.00	2.00	2.00	1.40	Young	Good	Good	C.2	Multi stemmed specimen. Young ornamental planting. Acceptable condition at present. Posts and ties in situ.	1.4	6
T2	Pine	5m	160	2.00	2.00	2.00	2.00	0.75	Semi Mature	Good	Good	C.2	Dwarf Scots pine variety. Single stemmed specimen. Clear stem form, no significant issues.	1.9	12
T3	Silver birch	5m	50	0.50	1.25	0.75	0.25	2.00	Young	Good	Good	C.2	Single stemmed specimen, young ornamental planting. Acceptable condition at present.	.6	1
T4	Silver birch	4m	50	1.50	1.25	1.25	1.00	2.00	Young	Good	Good	C.2	Single stemmed specimen. Acceptable condition at present.	.6	1
T5	Pine	4m	100	2.00	2.00	2.00	2.00	0.75	Semi Mature	Good	Good	C.2	Dwarf Scots pine variety. Single stemmed specimen. Acceptable condition at present.	1.2	5
T6	Silver birch	7m	75	0.50	1.25	0.75	0.25	2.00	Young	Good	Good	C.2	Single stemmed specimen. Acceptable condition at present.	.9	3
T7	Silver birch	6m	50	0.50	1.25	0.75	0.25	2.00	Young	Good	Good	C.2	Single stemmed specimen. Acceptable condition at present.	.6	1
T8	Silver birch	8m	70, 70, 60, 50	2.00	1.00	1.50	2.00	1.80	Young	Good	Good	C.2	4 stems, young ornamental structure planting in grassed bed. No significant issues.	1.5	7
T9	Silver birch	8m	95, 35, 100	2.00	1.50	1.00	1.50	1.60	Young	Good	Good	C.2	Ornamental structure planting. Trifurcated in amenity grassland verge. No significant issues.	1.7	9

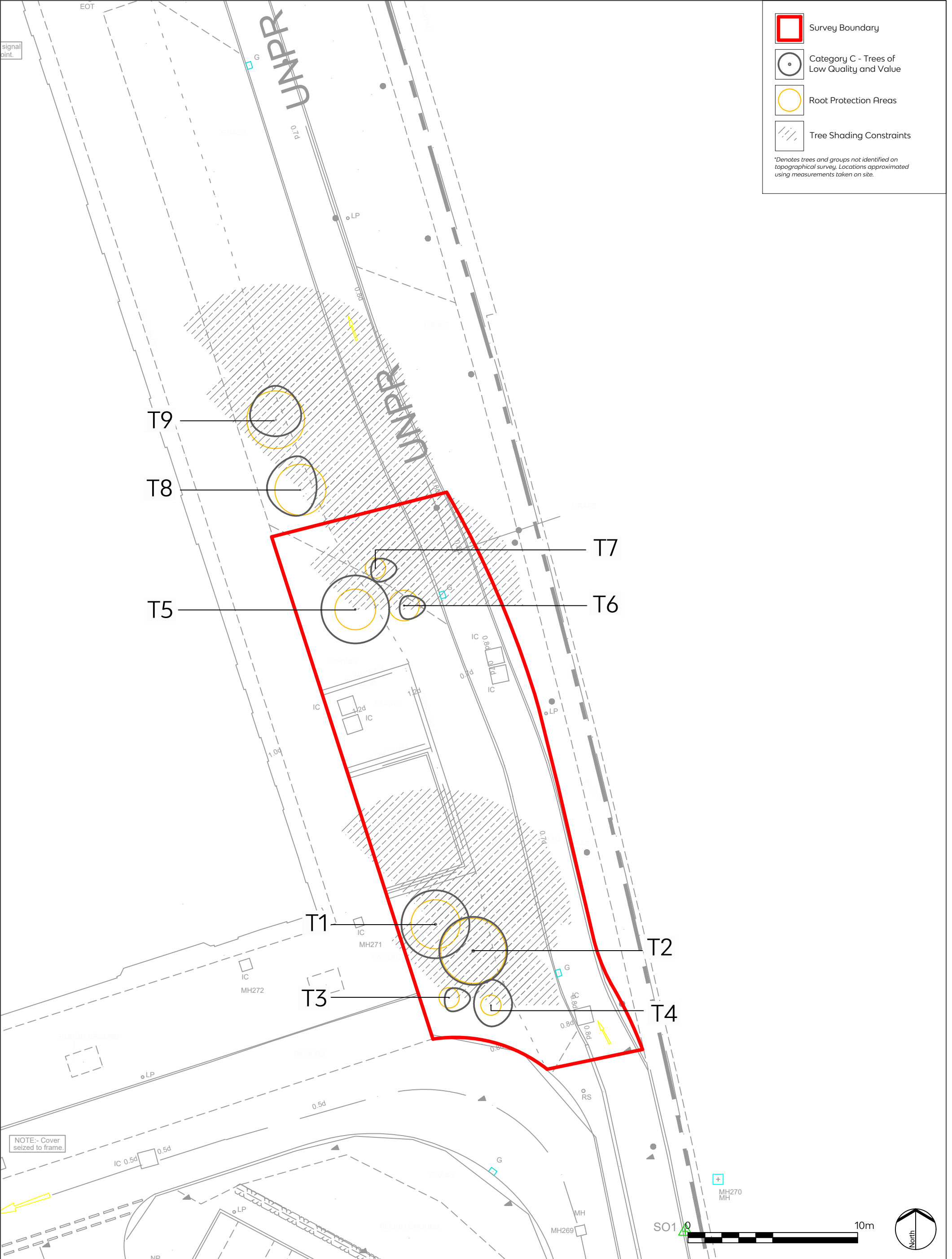
Plans:

Tree Constraints Plan (Ref: 13700/P01a)

Tree Retention and Removal Plan (Ref: 13700/P02a)

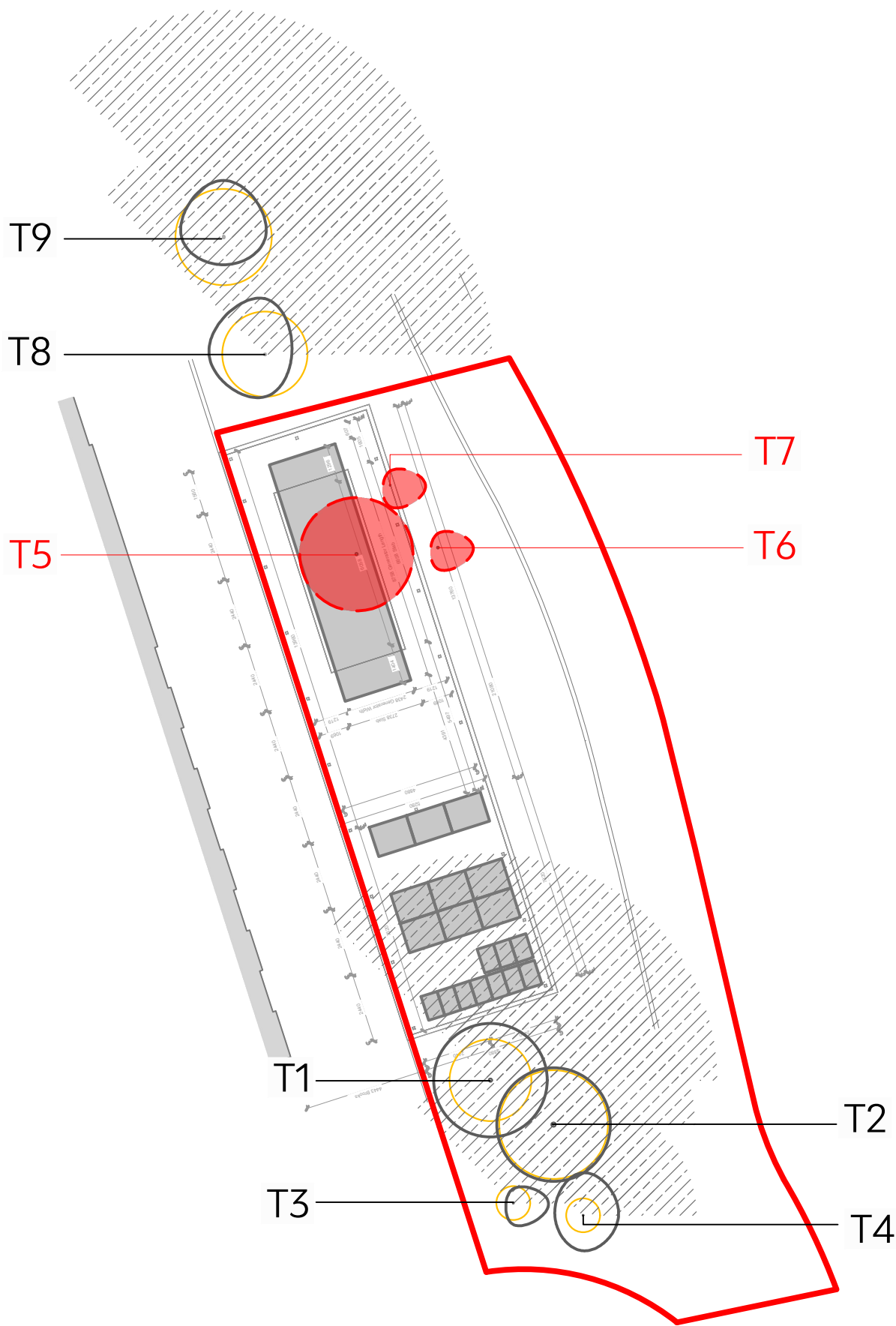
Tree Protection Plan (Ref: 13700/P03a)





 Tyler Grange Head Office: Marsden Estate, Rendcomb, Cirencester, Gloucestershire GL7 7EX E: info@tylergrange.co.uk W: www.tylergrange.co.uk			Project title MMU Brooks Building, Manchester	Scale Date 1:200 @ A3 01.12.2021 Drawn Checked CDM Review GDT JP N/A
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- Survey Boundary
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints
- Proposed Tree Removals



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A	New layout received	13/12/21
Rev	Description	Date

Project title
MMU Brooks Building, Manchester

Drawing title
Tree Retention and Removal Plan

Scale
Date

1:200 @ A3
13.12.2021

Drawing number
13700/P02

Drawn
Checked
CDM Review

LB
JJ
N/A

Revision
A

- 

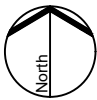
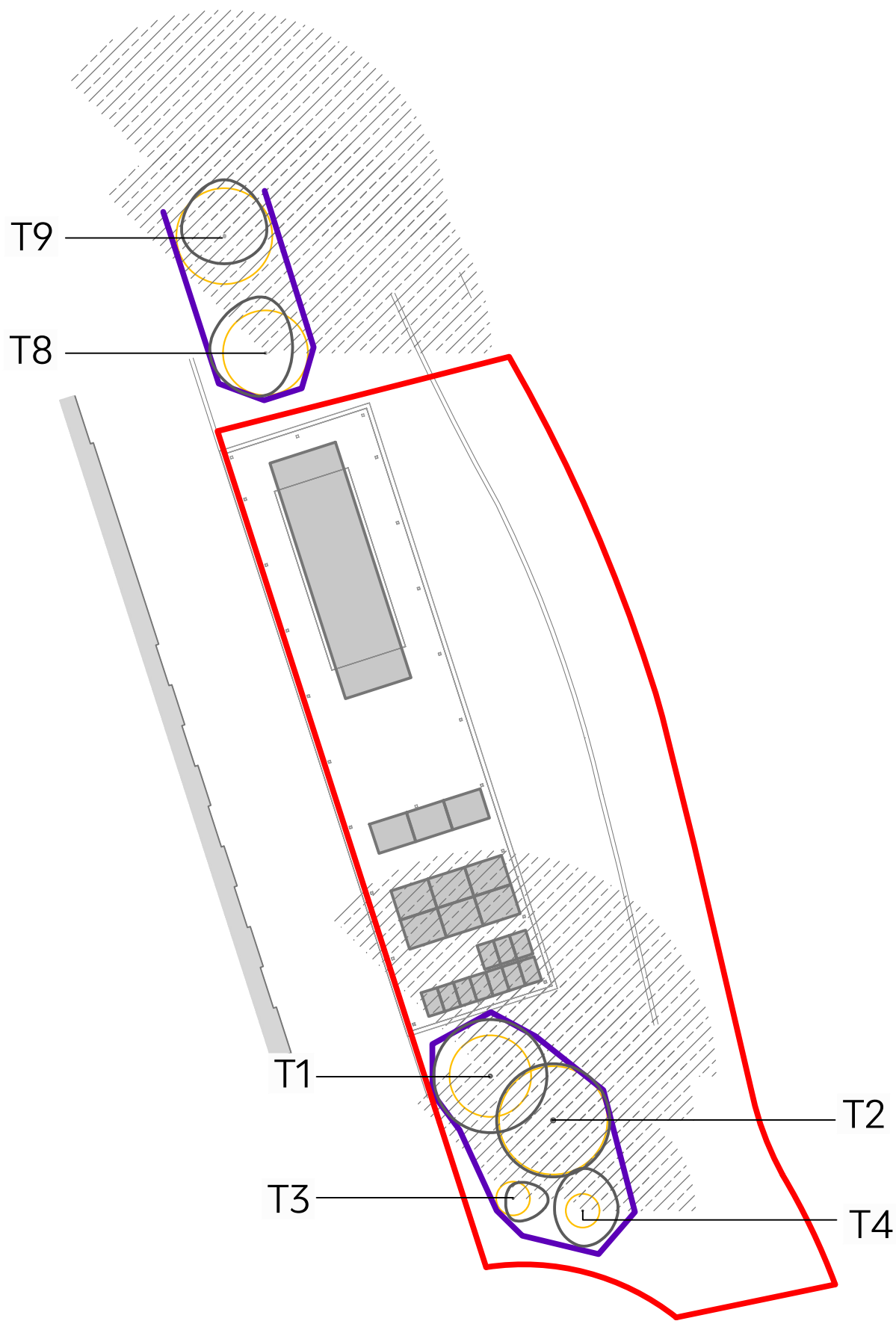
Survey Boundary
- 

Category C - Trees of Low Quality and Value
- 

Root Protection Areas
- 

Tree Shading Constraints
- 

Tree Protection Barrier Locations



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		New layout received	13/12/21

Project title
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