

Arboricultural Impact Assessment



Pall Mall, King Street, Manchester

10th May 2022



**Tyler
Grange**

TG Report No. 14597_R02_WS_CW

Report No:	Date	Revision	Author	Checked
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Contents:

Summary	
Section 1: Introduction	1
Section 2: Tree Survey Findings	2
Section 3: Arboricultural Impact Assessment	5

Appendices:

Appendix 1: Proposed Site Plan	
Appendix 2: Planning Policy Context	
Appendix 3: Tree Survey Methodology, Constraints Mapping and Report Limitations	
Appendix 4: Cascade Chart for Tree Quality Assessment	
Appendix 5: Tree Survey Schedule	

Plans:

14597_P01: Tree Constraints Plan	
14597_P02: Tree Protection Plan	



Summary

- S.1. This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Limited on behalf of Bruntwood Management Services Ltd to accompany a full planning application for an extension, entrance relocation and associated structural works to the Pall Mall building.
- S.2. This report provides details of a tree survey and assesses the impact of the proposed development towards existing trees. This report has been guided by the recommendations set out within the British Standard BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
- S.3. One low quality (Category 'C') tree is recommended for removal due to limited future growth potential.
- S.4. To date, no soft landscaping proposals have been provided. However, given the nature of the recommended removal, no compensatory planting is considered necessary to mitigate for tree loss.
- S.5. This report also identifies where construction work will be required near to trees and provides recommendations to ensure no lasting harm is caused to those being retained. Should consent be granted, further work is recommended to include the preparation of a full Arboricultural Method Statement alongside full construction details, which will be agreed with the appropriate officers of Manchester City Council.
- S.6. Policy EN9 states that new developments should maintain existing green infrastructure. Development is expected to "*maintain existing green infrastructure in terms of its quantity, quality and multiple function*", which the proposed development is judged to be delivering.



Section 1: Introduction

Purpose

- 1.1 This Arboricultural Impact Assessment has been prepared by Tyler Grange Group Ltd on behalf of Bruntwood Management Services Ltd. It forms part of a planning application for an extension, entrance relocation and associated structural works to the Pall Mall building.
- 1.2 Full planning permission is sought for the construction of an extension, relocation of the entrance and associated structural works to the Pall Mall building. The proposed development and associated landscaping layout is shown at **Appendix 1**.
- 1.3 This report provides details of a baseline tree survey of the site and assesses the impact of the proposed detailed layout towards existing trees, confirming definitive tree losses and retention. This report has been guided by the recommendations set out within the British Standard BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (hereafter referred to as BS5837).
- 1.4 A Tree Protection Plan is included at Section 4 of the report detailing how the retained trees will be safeguarded during the construction phase of the development.
- 1.5 The application is to be submitted to Manchester City Council (MCC). MCC's local planning policy and national planning policy pertinent to trees is set out at **Appendix 2**.



Section 2: Tree Survey Findings

Site Description

- 2.1 The site lies within the city centre area of Manchester, within the administrative area of Manchester City Council, approximately 0.6km south east of Manchester Victoria Train Station. The site comprises industrial buildings, car parking spaces, and hard surfacing, with a small raised planting bed and three street trees to the south of the site completing the sites green infrastructure.
- 2.2 The site is bordered by several high rise commercial buildings, office blocks and hospitality establishments such as cafes, bars and restaurants, bordered by King Street to the south, Marsden Street to the north and Brown Street to the east.
- 2.3 Trees are located toward the northern boundary of the Site, with the baseline survey including three individual specimens located outside the red line boundary in the form of street trees.

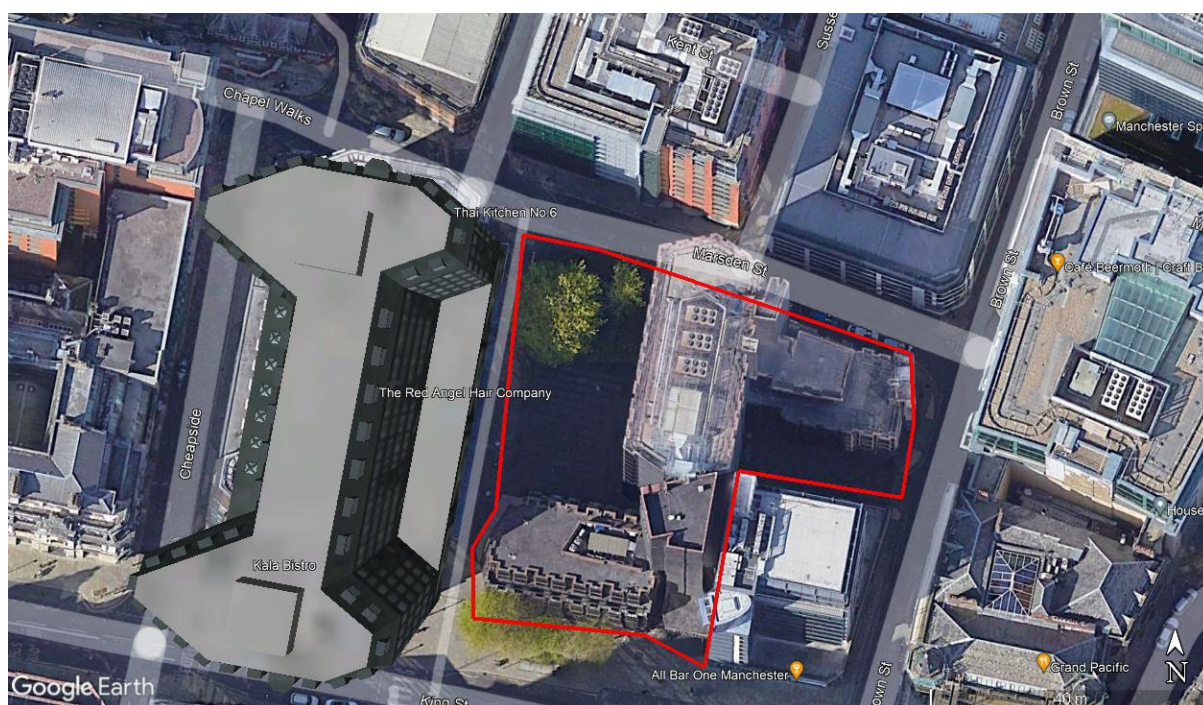


Figure 1. Satellite image of the site (Imagery © 2022 Google Maps).

Tree Survey Summary

- 2.4 A tree survey was completed in accordance with BS5837 and the methodology as detailed at **Appendix 3**. The survey was completed by a suitably qualified Arboricultural Consultant. A measured topographical survey was used to inform the location of trees and their surrounding context.
- 2.5 The distribution of the trees and hedgerows surveyed is illustrated on the **Tree Constraints Plan (TCP) (14597_P01)**, which includes plotted details of their constraints to new development in accordance with BS5837, including:



- Tree quality gradings¹;
- Root Protection Areas (RPAs)²;
- Tree canopy spreads³; and
- Tree shading⁴.

2.6 Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (**See Appendix 5**). 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.

2.7 The survey identified 5 trees. T1 is a mature tree which stands within the planter and the most dominant and visible specimen. It provides a moderate degree of visual amenity and green 'softening' of the surrounding urban context, T2 is a semi-mature tree which stands in the raised planter, close to the north-east corner c. 2.5m from the edge, T3 is a street tree standing on King Street to the south of Pall Mall. The tree stands within an open pit surrounded by paving, T4 is a street tree standing on King Street to the south of Pall Mall. The tree stands within a partially open planting pit with half of the metal grille remaining in situ and T5 is a street tree standing on King Street to the south of Pall Mall. The tree stands within open pit surrounded by paving.

2.8 The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (**See Appendix 4**) 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.

2.9 A breakdown of category gradings across the trees, groups and hedgerows surveyed is provided in **Table 1** below.

Table 1: Category Grading of Arboricultural Features

	Category U	Category A	Category B	Category C
Trees	None	None	T1	T2, T3, T4, T5

2.10 No veteran or ancient trees are present on / within influence of the site.

2.11 None of the trees surveyed are of high arboricultural value (Category A)

2.12 Trees of moderate arboricultural value (Category B) are denoted by a Blue tree canopy outline as illustrated on the TCP. This includes an early-mature Norway Maple located within the raised planter toward the northern boundary (T1).

2.13 Trees of low arboricultural value trees are denoted by a Grey tree canopy outline as illustrated on the TCP. This includes trees T2, T3, T4, T5.

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



2.14 No Category U trees are denoted by a Red tree canopy outline on the TCP.

Tree-related Designations

2.15 The trees are located within the Local Planning Authority of Manchester City Council (MCC). A desktop study has been completed of available online interactive maps which reveals there are no Tree Preservation Orders administered to the trees (accessed 9th March 2022). It has not been possible to determine whether the trees are located within a Conservation Area. Prior to the completion of any tree works, it is recommended that MCC are contact to confirm there are no legislative restrictions to completing the works.



Section 3: Arboricultural Impact Assessment

- 3.1. An arboricultural impact assessment has been completed based on a composite overlay of the proposed site plan and the TCP. The overlay is illustrated on the Tree Protection Plan (TPP) located at the rear of this report (**See Plan 14597_P02**).

Tree Retention and Removal

- 3.2. The TPP identifies the existing trees to be retained, removed, pruned to facilitate the development as proposed. Further details are provided in **Tables 3 and 4** below.

Table 3: Proposed Tree Removal

Category Grading	Tree Reference Numbers	Description of Tree Removal
Category C	T2	Remove tree due to limited potential future growth.

Table 4: Proposed Tree Pruning

Category Grading	Tree Reference Numbers	Description of Pruning Works
Category B	T1	3m crown reduction works to form a smaller structure which can maintained as the tree matures and placed on a 3-year cyclical management plan.
Category C	T3, T4, T5	The northern edge of the canopies will be pruned back by approximately 2.5m to clear encroachment onto existing building.

- 3.3. The pruning works specified above are recommended to safeguard the structural stability of the trees given their restricted nature, however, it is recommended that a post-development review if tree condition is completed to identify any requirements for remedial tree pruning to ensure trees are retained in a safe condition.
- 3.4. Furthermore, T3-T5 are located outside the red line boundary and are understood to be under 3rd party ownership. As such, permission from relevant landowner(s) must be acquired prior to the undertaking of any tree works before any works are carried out.

Retained Trees and Construction Mitigation

- 3.5. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the construction phase. The TPP (**14597_P01**) provides an initial strategy for the protection of trees to demonstrate how this will be achieved.
- 3.6. The proposed development will be located outside the RPAs of retained trees. No development is proposed within the RPAs of retained trees.
- 3.7. The TPP illustrates the potential location of protective measures recommended for retained trees in accordance with BS5837.



Tree Protection Fencing

- 3.8. Adequate protection of retained trees' RPAs, trunks and branches is essential if their long term viability is to be assured.
- 3.9. Given the nature of the development and the existing hard surfacing within the RPA of the retained trees, it is proposed that a 2.4m timber hoard fencing box is to be used to encompass the trunk of retained trees T3-T5, rather than traditional protective fencing.
- 3.10. The TPP (**14597/P02**) identifies the location of the tree protective hoarding which will be fully installed before construction activity on-site. The hoarding will serve to prohibit damage to the tree stems, and unless otherwise stated in this report, will remain in place for the duration of the construction works until the work is deemed completed.

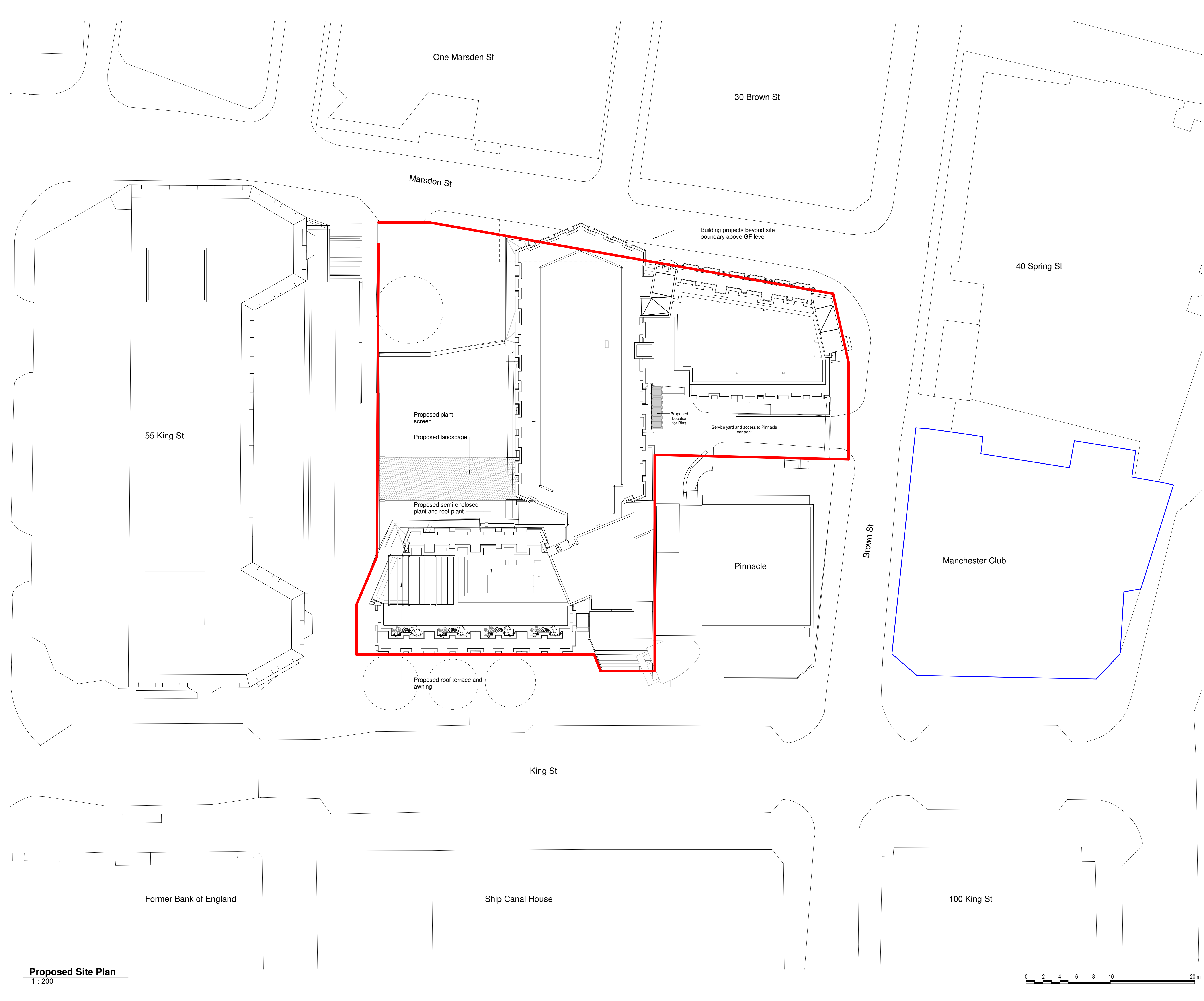
Conclusion

- 3.11. This report sets-out the findings of a tree survey and provides an assessment of arboricultural impacts to accompany the full planning application.
- 3.12. The removal of one low quality tree (T2) is recommended due to its limited future potential growth. Given the nature of this removal, compensatory planting is deemed unnecessary to mitigate for the loss of this tree.
- 3.13. Minor pruning works are proposed to the canopy of T1 to reduce its overall size, and the northern canopy of T3-T5 to clear encroachment on the existing building. These works are not projected to be detrimental to the overall longevity of the retained trees. However, it is recommended that a post-development review of the trees condition is undertaken by a suitably qualified arboriculturist to ensure tree safety.
- 3.14. Policy EN9 states that new developments should maintain existing green infrastructure. Development is expected to "*maintain existing green infrastructure in terms of its quantity, quality and multiple function*", which the proposed development is judged to be delivering.



Appendix 1: Proposed Site Plan





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DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic Data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

- KEY
- SITE BOUNDARY
 - BUILDING OWNED BY CLIENT
 - EXISTING TREE

- NOTES
- Please note that there are areas with limited access. Some areas may differ from the survey information. Structural Slab not surveyed, dimensions to be checked on site prior to construction. Proposals subject to detailed site investigation and opening up works.
 - All dimensions to be checked on site and any discrepancies to be highlighted prior to construction.
 - Pall Mall Court is Grade II Listed. If in doubt about any element of the works, please consult the Architect before proceeding. Any proposed works that deviate from this drawing are to be reviewed by the Architect prior to carrying out these works.
 - Special care to be taken when working adjacent to heritage features such as mosaic tiles or brick floors to stair cores, so as not to disturb or damage these features. Ensure adjacent elements are not damaged.

REV.	DATE	AMENDMENT
P01	18/02/22	Stage 2 - Issue For Stage Approval
P02	12/04/22	Draft issue for planning and listed building consent
P03	26/04/22	Stage 3 Issue

KEYPLAN

CLIENT

Bruntwood Works

bruntwood Works

ID:SR

SHEPPARD ROBSON

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PROJECT

Pall Mall Court

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As indicated	26/04/22	SD	ASM	TOB

Proposed Site Plan

RIBA Stage 3				
STATUS	PURPOSE FOR ISSUE			SR NO.
S4	For Stage Approval			6911
DRAWING NO.				REV.
6911 · SRA · ZZ · ZZ · DR · A · 20500				P03

Appendix 2: Planning Policy Context

National and Local Planning Policy

- A2.1. The consideration for existing trees and woodlands in relation to planning and new is set out within Section 15 'Conservation and Enhancing the Natural Environment' within the NPPF.
- A2.2. Paragraph 175 states 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 compensatory strategy exists".
- A2.3. At a national level, the consideration for trees is recognised in the context of their contribution green infrastructure and biodiversity networks, and also in terms of their contribution in landscape terms to the local setting and character to a place. Great weight is also applied to the importance of conserving existing aged trees, including ancient woodland and trees and trees considered to be 'veterans'. No veteran, ancient trees or ancient woodlands are present to be affected by the proposed development and there para 175 as it relates to these features is not considered applicable to the application.
- A2.4. Local planning policy relating to trees in set-out within Policy EN9 'Green Infrastructure' of the Manchester City Council Manchester Core Strategy 2012 to 2027, which, where relevant to trees, reads:

"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 3: Tree Survey Methodology, Constraints Mapping and Report Limitations

Field Work

- A3.1. 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).
- A3.2. 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.
- A3.3. 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

- A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.5. 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 topography 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

- A3.6. 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.
- A3.7. 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.

- A3.8. 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

- A3.9. 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.

- A3.10. 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.

- A3.11. 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

- A3.12. The value of trees has been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 4). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values, respectively.

Root Protection Areas

- A3.13. 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.
- A3.14. 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.
- A3.15. 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;
 - d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.
- A3.16. 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

- A3.17. 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.
- A3.18. 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.



A3.19. 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

A3.20. 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.

A3.21. 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

A3.22. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

A3.23. 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.

A3.24. 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 4: Cascade Chart for Tree Quality Assessment



Appendix 4: 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
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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 Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	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



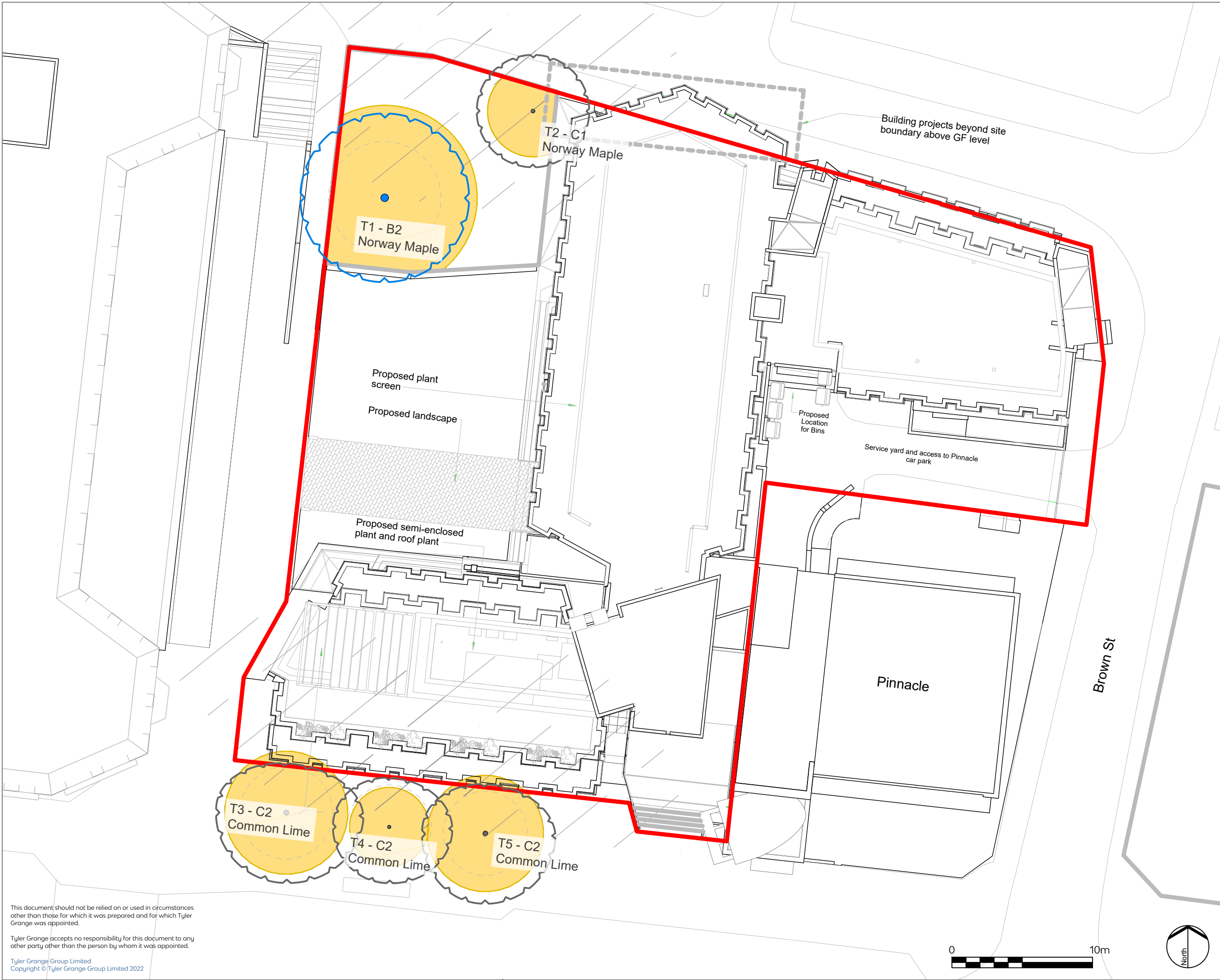
Appendix 5: Tree Survey Schedule



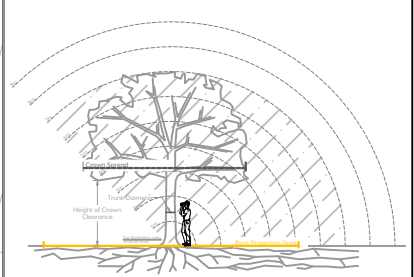
Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Norway Maple (Acer platanoides)	15(0)	550(1)	6.00	6.00	6.00	6.00	0.00	Early Mature	Good	Good	B2	No obvious significant defects. Moderate quality and value. Roots restricted by hard surface. Tree located within raised bed. 3.5m Canopy reduction	6.6	137
T2	Norway Maple (Acer platanoides)	11(0)	270(1)	4.00	4.00	4.00	4.00	0.00	Semi Mature	Fair	Fair	C1	Low quality and value. Tree located within raised bed. Plotted by eye on plan. Ivy on stem. Remove tree prior to development. 3.5m Canopy reduction. Diameter measured over ivy.	3.2	33
T3	Common Lime (Tilia X europaea)	14(0)	365(1)	3.50	5.50	5.00	5.00	0.00	Semi Mature	Good	Good	C2	No obvious significant defects. Street tree on Highways/LA land. Roots restricted by hard surface. Tree located within hard surface area. Branches encroaching upon building. Prune to clear building by 2m.	4.4	60
T4	Common Lime (Tilia X europaea)	7(0)	235(1)	3.50	4.50	4.00	4.00	0.00	Semi Mature	Fair	Good	C2	Low quality and value. Tree located within hard surface area. Weak and suppressed. Buttress roots girdling stem and occluding around metal grille. Prune to clear building by 2m.	2.8	25
T5	Common Lime (Tilia X europaea)	14(0)	345(1)	3.50	5.00	5.00	4.50	0.00	Semi Mature	Good	Good	C2	No obvious significant defects. Tree located within hard surface area. Prune to clear building by 2m.	4.1	54

14597_P01: Tree Constraints Plan





- Survey Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints

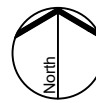


Rev	Description	Date
 Tyler Grange Head Office: Marsden Estate, Rendcomb, Cirencester, Gloucestershire GL7 7EX E: info@tylergrange.co.uk W: www.tylergrange.co.uk		
Project title Pall Mall Court, Manchester		
Drawing title Tree Constraints Plan		
Scale Date	1:250 @ A3 03.04.2022	Drawn Checked WS JP
Drawing number 14597_P01		Revision -

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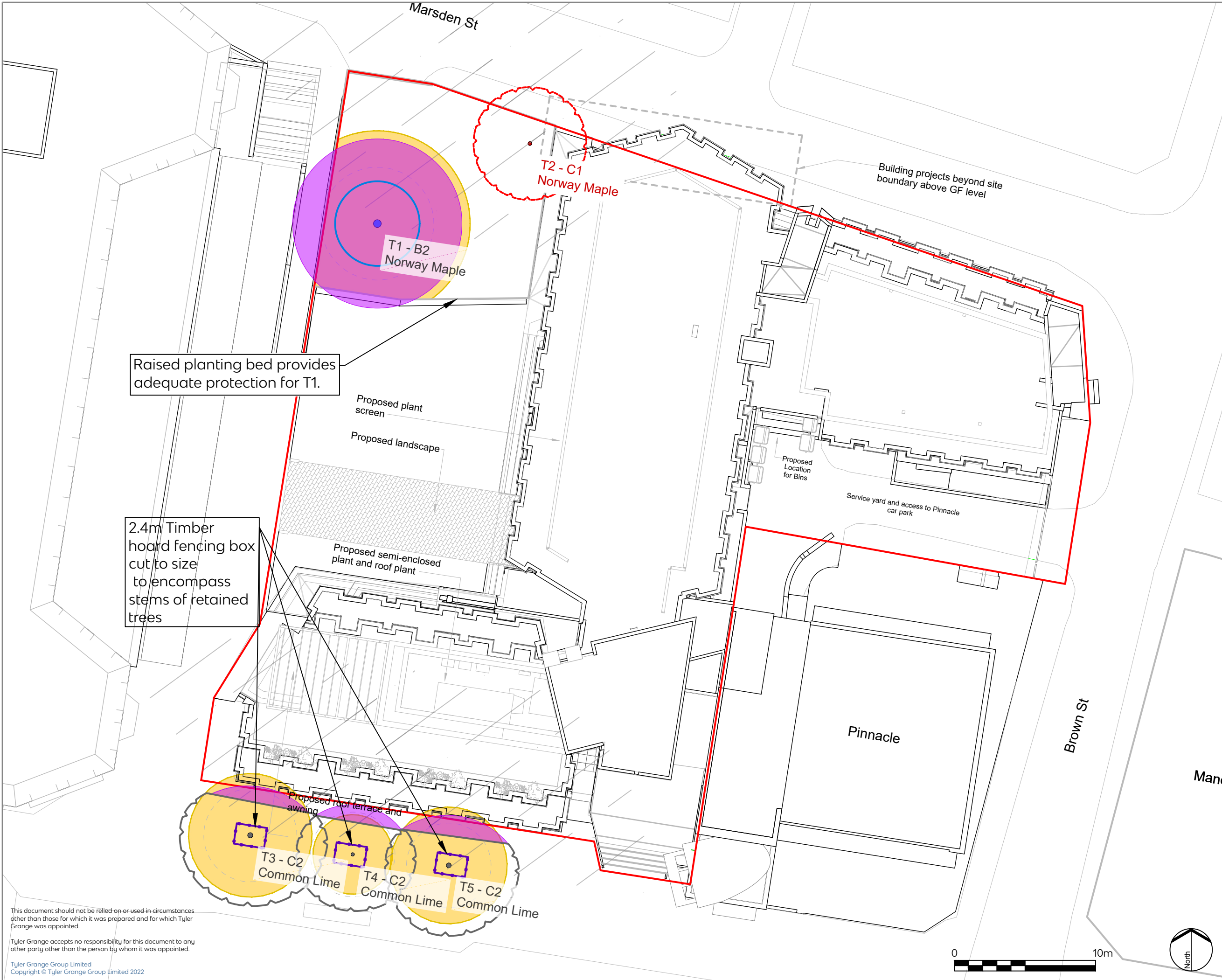
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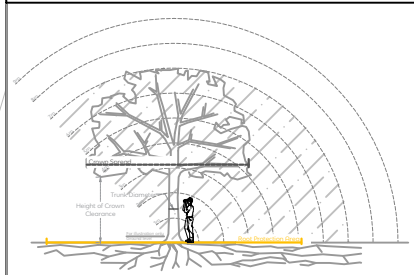


14597_P02: Tree Protection Plan





- Survey Boundary
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Trees to be Removed
- Extent of Pruning Works
- Root Protection Areas
- Tree Shading Constraints
- Tree Protection Barrier Locations



Rev	Description	Date

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Project title
Pall Mall Court, Manchester

Drawing title
Tree Protection Plan

Scale	1:250 @ A3	Drawn	WS
Date	03.05.2022	Checked	JP

Drawing number
14597_P02

Revision
-

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An abstract collage on a dark blue background. A large yellow hexagon is the central focus. To its left is a purple asterisk. Above the hexagon is a small black hand icon with three lines above it. To the right of the hexagon is a purple arrow pointing down. Further right is a blue triangle. Below the hexagon is a white circle with black radial lines. To the left of the hexagon is a black leafy branch. To the right is a black and white striped fan-like shape. The text 'Step into our world' is centered on the yellow hexagon in a bold, black, sans-serif font.

Step into our world

www.tylergrange.co.uk



**Tyler
Grange**

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