

Arboricultural Impact Assessment



**Tyler
Grange**

Manchester Life, Jersey Wharf
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Section 1: Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd (TG) on behalf of Manchester Life Development Company 3 Limited (the Applicant). It sets out the findings of a BS5837 Tree Quality Survey and Arboricultural Impact Assessment at land off Jersey Wharf, Ancoats, Manchester, hereinafter referred to as the 'site'.
- 1.2. This report has been produced to accompany an application for Full Planning Permission and Demolition within a Conservation Area. The proposals include for the delivery of a new residential development, with ground floor commercial floorspace, and ancillary amenity space within an 8 storey building, cycle parking provision, hard and soft landscaping, access and servicing and other associated works. For reference, a copy of the site boundary is included at **Appendix 5** to the rear of this report.
- 1.3. A full BS5837 tree quality survey of the site was undertaken in May 2021.
- 1.4. The report sets out the baseline findings of the tree survey and provides an assessment of the proposed layout, confirming the removal and replacement of trees within the site to facilitate the site's re-development.



Section 2: Baseline Information

The Applicant

- 2.1. Manchester Life Development Company 3 Limited.

Site Description

- 2.2. The site measures 0.54 ha and is bounded by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east.
- 2.3. The eastern portion of the Site is currently vacant and comprises hardstanding. The Site is currently fenced off which restricts access. The western portion of the Site comprises a low-rise warehouse and associated car park with a mixture of shrubs of moderate quality and a small number of trees of moderate quality.
- 2.4. A historic infilled canal arm, Prussia Arm, is present at the Site on a north south axis which crosses under the original stone bridge on Jersey Street. As such the level on Jersey Street rises by approximately 2 metres along its length in both directions. It is anticipated that this canal arm bridge will be removed by Manchester City Councils public realm project prior to start on site regularising the levels along Jersey Street.
- 2.5. Adjacent to the west of the Site are Flint Glass Works and Flint Glass Wharf, warehouses converted to offices and residential respectively. Across Jersey Street to the north of the Site is the recently to be approved Eliza Yard, a mid-rise residential development being brought forward by Manchester Life as part of the next phase of regeneration within Ancoats as well as a large, underutilised car park. To the east of the Site is a grassland area.
- 2.6. The site-side rooting environment of the boundary tree cover is influenced by a mix of levels and the presence of existing built form and hard standing. Given the urban and partially vacant land use the surveyed trees are in a state of naturalised decline and dilapidation with a lack of active management besides the previous lifting of larger overhanging crowns within the portion of the site being utilised for car parking.
- 2.7. The southern site boundary canal-side stock comprises a belt of naturalised and self-seeded trees of low value (T3, Silver Birch *Betula pendula*, G3 and G4 Cotoneaster, Ash *Fraxinus excelsior*, Willow *Salix sp.*, Hawthorn *Crataegus monogyna*, Sycamore *Acer pseudoplatanus*).
- 2.8. Tree T1, which is a high canopy mature Hybrid Black Poplar specimen *Populus x canadensis* is proposed for removal as part of Manchester City Council's Jersey Street bridge removal project (planning application ref. 13406/VO/2022). The removal of T1 will be undertaken prior to the project's start on site.
- 2.9. Whilst the tree is now scheduled for removal prior to the projects start on site, this report does make reference to the tree as it is currently a feature of the site.
- 2.10. Tree T1 is influenced by its surrounding urban context with the site's northern boundary walling and security fence line, highway and surrounding on-site hardstanding occupying the tree's rooting environment. The lower crown has been historically lifted over the roadside to the north and radially within the site to reduce conflicts with the surrounding on-site parking



and open storage areas. The tree demonstrates a forked mature form otherwise but its base appears impaired by disturbed hard surfacing and conflicting understorey vegetation (T2, Silver Birch and G2 Laurel *Laurus nobilis*, Sycamore, Dogwood *Cornus florida*, Cherry *Prunus sp.*, Poplar *Populus sp.*) with evident dieback, ivy cladding and sections of canopy deadwood resulting in a degraded aesthetic and reduced physiological condition overall.

- 2.11. The northern site boundary tree cover, aligning the roadside boundary fence line, comprises self-seeded bushy trees and remnant ornamental planting of naturalised Willow, Poplar and Ash trees (G1) of limited age and value.



Photograph 1 – Internal hardstanding and naturalised tree cover tree cover (G2)





Photograph 2 – T1 Hybrid Black Poplar with understorey T2 Birch and G2 fence line vegetation



Photograph 3 – Southern boundary G3 fence line vegetation and internal vacant hardstanding / cleared ground





Photograph 4 – Northern boundary G1 fence line vegetation and car parking area to western portion of the site.

Planning Policy

- 2.12. The site falls within the local planning authority (LPA) of Manchester City Council. A summary of the local planning policy context relating to arboricultural matters is provided at **Appendix 2** to the rear of this report for reference.
- 2.13. With regard to proposed tree loss and replacements, Policy EN9 notes that *“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”*

Tree Preservation Orders (TPOs) and Conservation Areas

- 2.14. As shown on the Manchester City Council online TPO map, an extract of which is included below for reference, confirms that no TPOs are present on or within influence of the site.



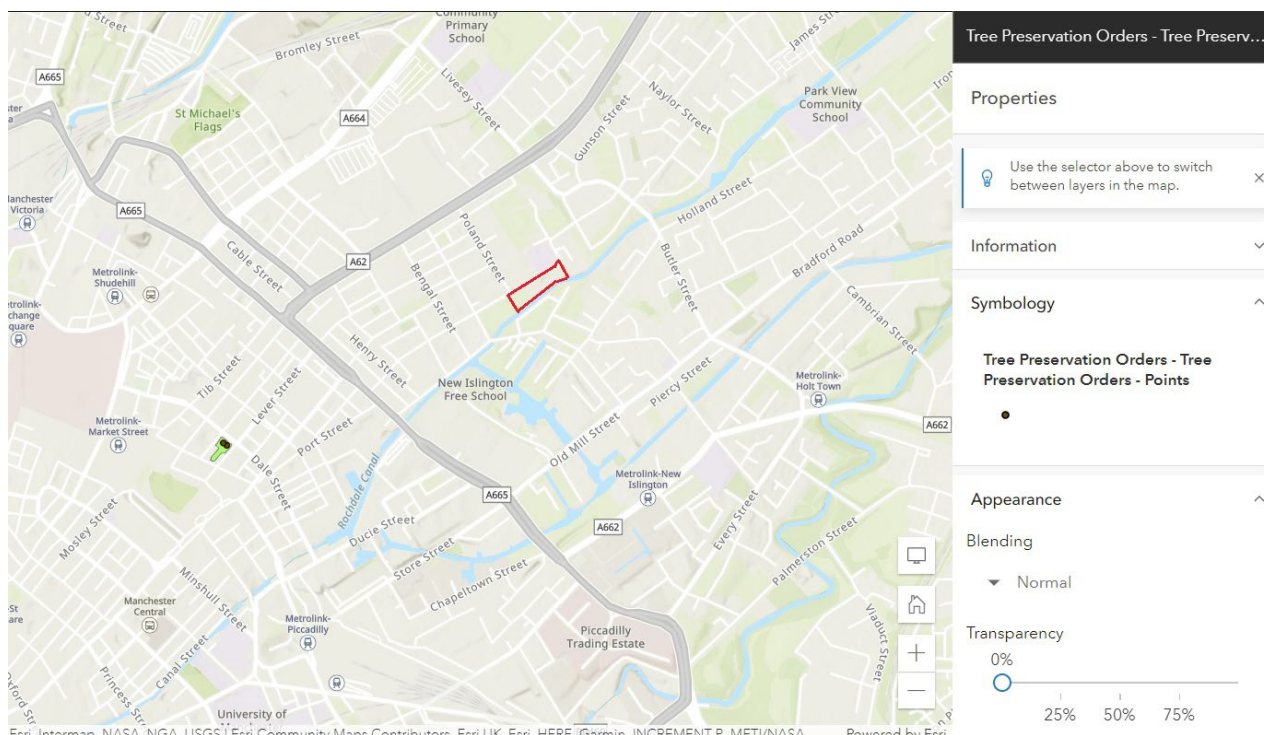


Figure 2.1 – Manchester City Council online TPO map extract, with the site boundary shown in red, confirming no TPOs on or within influence of the site.

- 2.15. The site is located within the Ancoats Conservation Area 1989 Conservation Area.
- 2.16. No ancient or Veteran trees or woodlands are present on nor in the vicinity of the site.

Tree Survey Summary

- 2.17. The baseline tree survey was completed in accordance with BS5837, and the methodology as detailed at **Appendix 1** to the rear of this report. In accordance with the above recommendations, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (dbh).
- 2.18. Measured topographical survey data was used to inform the locations and surrounding context of the sites individual and groups of trees. Any trees not included within the topographical survey have been approximated using measurements taken during the tree survey and further informed by aerial photography.
- 2.19. A total of 4no. tree groups (G1 – G4) and 3no. individual trees (T1 – T3) were identified during the tree survey of the site. The survey findings are illustrated on the TCP located at the rear of this report. The TCP shows the distribution of the trees surveyed together with details of their constraints to new development in accordance with BS5837, including:
 - Tree Quality Gradings;¹
 - Root Protection Areas (RPA's);²

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.



- Tree canopy spreads;³
- Tree Shading.⁴

2.20. Findings for each of the tree groups 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.

Tree Grading Summary

2.21. The trees surveyed have been categorised using the 'cascade chart for tree quality assessment' (see **Appendix 3**) recommended by the BS5837. Grading subcategories (1, 2 and 3) are intended to reflect the arboricultural, landscape and cultural values, respectively. The grading system allows informed decisions to be made concerning the design and impact of potential development in relation to the arboricultural value of the trees surveyed.

2.22. The findings are summarised as:

- T2 is of a poor quality and condition (Category U);
- T3, G1, G2, G3 and G4 represent Low Value tree cover (Category C);
- T1 is categorised as a Moderate Value tree (Category B) in the context of BS5837:2012, although this will be removed by Manchester City Council as part of the Jersey Street Bridge removal project; and
- No 'Category A' (High Value / Quality) specimens are present on or within influence of the site.

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.



Section 3: Arboricultural Impact Assessment

- 3.1. This Arboricultural Impact Assessment (AIA) has been undertaken to confirm the required tree losses in response to the proposed layout drawing prepared by PRP.
- 3.2. The assessment of loss and replacement has been undertaken in conjunction with the project landscape architects to ensure that a tree replacement strategy is in place for the site given the need to remove existing tree cover to facilitate the proposed layout and to accord with **Policy EN9** which states that “ *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*”.
- 3.3. The composite of the tree survey findings and the proposed layout is included on the ‘Scheme Overlay – Tree Removal and Replacement Strategy’ plan (ref. 13399/P02) contained to the rear of this report. This confirms the removal of all trees within the site as set out below.
- 3.4. To re-cap the baseline, T1 is a category B tree and the only tree of moderate amenity value on site due to its size. T2 is a category U tree in poor condition due to being stunted by T1. Although T3 is a category C in good condition, the tree is of low quality and value. Its growth in hardstanding would likely limit its potential future growth and future amenity value. G1, G2, G3 & G4 are low quality self seeded small & young trees with limited value on site. In terms of the removal of these trees, the losses are described below:
- T1 – The removal of the Category B mature northern boundary Poplar is required owing to the proposed re-configuration of the site’s ground levels and proximity of proposed development within the RPA where the tree falls within the proposed development footprint restricting the possibility of retention. The entire RPA will be impacted by proposed ground works and new built development on-site. The ground level on north of the site along Jersey Street also rises by approximately 2 metres along its length in both directions. Manchester City Council are pursuing a public realm project along Jersey Street requiring ground levels along the highway to be regularised and eventually reduced by approximately 1m. The Manchester City Council project to remove the Jersey Street canal arm bridge is applying for permission to remove T1 as part of the bridge removal works due to the proximity of the tree to the bridge. Such works, within the immediate vicinity of T1 also lead to its removal regardless of the proposed on-site conflicts and need for removal.
 - T2 – As a Category U specimen in conflict with T1, the tree is proposed for removal owing to poor arboricultural condition and conflicts with the proposed ground works / public realm provision within the site.
 - G1 – Removal of northern boundary Category C tree cover as a result of commercial and residential unit conflicts along the Jersey Street frontage.
 - G2, G3, T3 – Proposals on site include for the creation of a new café / seating area as part of the southern boundary canal-side public realm creation where the proposed removal of existing security fencing, hard surfacing treatment, new planting areas and associated ground levels reconfiguration will result in the removal of the current Category C tree



cover (comprising largely low value self-seeded vegetation) along the southern edge of the site. The length of G3 tree cover which extends along the western site boundary will also be removed to facilitate a new site access and shared residential / commercial loading bay area. The southernmost specimen within G3 is also proposed for removal as part of planning application 133166/TCA/2022 to address adjoining residential amenity issues. Its removal is expected to be undertaken, following consent, prior to any proposed works occurring on site.

Mitigation Opportunities / Tree Replacement Strategy

- 3.5. A tree replacement strategy has been devised by Planit-IE with baseline inputs from TG to set out how the removal of trees will be addressed through the replacement and planting of new trees on-site.
- 3.6. The proposed tree strategy introduces 24no. new high quality semi mature trees within the design, planted in soft landscape areas with additional underground support systems to ensure growth, and amenity value to the users and wider Ancoats. Tree planting on the scheme is driven by a number of objectives. The desire to create a green external spaces which is more relative to human scale, linking into future plans for the wider green network and improving the biodiversity on site.
- 3.7. The proposed species selection has been devised to enhance and diversify the site's green infrastructure provision, seeking to add structure and colour to the canopy layers within the site. Proposed trees include:
- **Red Maple** (*Acer x freemanii* 'Armstrong'). Frost and wind resistance, the species can reach 15-20m in height but retains a slim 3m width making this an ideal selectin for urban locations and roadside planting. The tree provides visual interest with emerald-green summer leaves and a rich red autumnal colouration for a striking ornamental feature.
 - **Moraine Sweet Gum** (*Liquidambar styraciflua* Moraine'). Moraine Sweet Gum is a deciduous tree with a strong central leader. Its oval form provides structure within the urban landscape and visual interest with a vibrant red canopy in autumn.
 - **Honey Locust Skyline** (*Gleditsia triacanthos* Skyline'). Selected for its ability to cope well in hardscaped areas and visual interest with a deep yellow crown in autumn.
 - **Dogwood** (*Cornus controversa* 'Variegata'). A bright green canopy again turning yellow in autumn providing year-round amenity and visual interest.
 - **Snowy Mespil** (*Amelanchier x grandiflora* 'Robin Hill'). Small in stature (up to 7m) the tree is a favourable choice for ornamental planting schemes providing orange to red autumnal foliage and a food source for birds.
 - **Japanese Maple** (*Acer palmatum* 'Osakazuki'). The tree's scarlet autumnal foliage provides a striking focal point within a Landscape scheme, thriving in partial shade.

Conclusion

- 3.8. There are no trees of high arboricultural value present to be affected by the proposed development. No ancient woodland, ancient trees or veteran trees are present to be affected by the proposed development. The proposed development does not require the removal of any TPO'd specimens.
- 3.9. Whilst the Site is located within the Ancoats Conservation Area; the quality of the tree stock (in terms of active management, naturalised degradation, structural condition and value) is degraded, largely as a result of the site's partial dereliction, the surrounding urban context and the self-seeded nature of much of the site's green infrastructure.
- 3.10. The removal of a single Category B specimen (T1) is unavoidable given the proximity of surrounding ground level reconfiguration works and the arrangement of the proposed development footprint within the site. Since the survey was completed, T1 has been scheduled for removal as part of Manchester City Council's Jersey Street bridge removal project (planning application ref. 13406/VO/2022). The remaining tree losses relate to a mix of young to early-mature self-seeded and unmanaged tree cover of limited value (T2, T3, G1-G4).
- 3.11. The planting of 24no. new trees on-site seeks to enhance the visual amenity and species diversity for the site, with a selection of ornamental tree cover which can provide year-round amenity for the new public realm areas and new canal-side frontage being created within the site and its southern boundary. In accordance with local policies EN9 (Green Infrastructure) and EN 15 (Biodiversity and Geological Conservation) the proposals seek a net-increase in tree numbers within the site, and an enhancement of the overall quality, quantity and performance of green infrastructure on site through the delivery of an enhanced tree planting arrangement across the new development.
- 3.12. The proposed scheme and accompanying tree replacement strategy is therefore considered acceptable on balance from an arboricultural perspective given the scope to suitably mitigate for the required removal of on-site tree cover.

Appendix 1: Methodology, Constraints, Mapping and Limitations

Field Work

- A1.1. 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).
- A1.2. 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.
- A1.3. 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

- A1.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A1.5. 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 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

- A1.6. 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.
- A1.7. The measured canopy shapes have been plotted on the **Tree Constraints Plan (TCP)** 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.



- A1.8. 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

- A1.9. 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

- A1.10. 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.

- A1.11. 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.

- A1.12. 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

- A1.13. 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

- A1.14. 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.
- A1.15. 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.
- A1.16. 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.
- A1.17. 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

- A1.18. 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 4** 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.
- A1.19. 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.
- A1.20. 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

- A1.21. 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.
- A1.22. 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

- A1.23. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A1.24. 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.
- A1.25. 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 2: Arboricultural Planning Policy

- A2.1 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. Arboricultural planning policy that relates to the site is set out by policy at a National and Local level.

National Planning Policy

- A2.2 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.
- A2.3 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.”*
- A2.4 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”*
- A2.5 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

Manchester City Council Core Strategy

- A2.6 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.
- A2.7 **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”.

A2.8 **Policy EN 15 Biodiversity and Geological Conservation** adds that *‘The council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to... The council’s objective to protect and conserve the City’s existing trees and woodlands and aim for a net increase in trees across the City’.*



Appendix 3: Cascade Chart for Tree Quality Assessment



Appendix 3: 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
	Mainly Arboricultural Values	Mainly Landscape Values	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 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



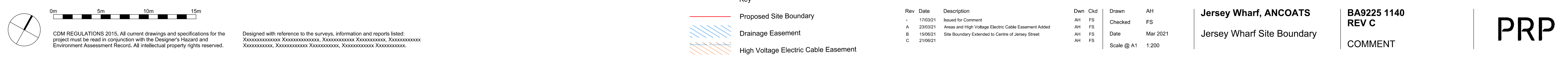
Appendix 4: Tree Survey Schedule



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	Comment	RPA Radius (m)	Root Protection Area (m2)
				N	S	E	W								
T1*	Hybrid Black Poplar	18m	c. 1000	8.00	7.00	7.00	9.00	3.00	Mature	Fair	Fair	B1	* Proposed for removal by Manchester City Council under separate planning application. High canopy roadside specimen. Hybrid var. determined via ground level visual inspection. Rounded leaf form compared to native black poplar. Some leaves do have sessile glands at the leaf blade-petiole junction. Mature form with stem forked @ 2m forming 3 principle leaders. Moderate amenity value given size and maturity, with dense ivy cladding and reduced vigour / canopy dieback downgrading the BS5837 categorisation. Historically crown lifted over parking area to west and east. Deadwood noted throughout canopy.	12m	452.0
T2	Birch	6m	380	4.00	3.00	2.00	2.00	1.80	Mature	Fair	Poor	U	Topped and stunted by T1 with reduced future potential. Heavy ivy cladding with impaired base.	-	-
T3	Birch	6m	150	2.50	4.00	4.00	2.50	2.50	Early Mature	Good	Good	C.1	Southern boundary birch, off-site. Access limited with stem obscured. Good vigour and rounded form.	1.8m	10.0
G1	Willow, Poplar, Ash	2 - 4m	av. 50	-	-	-	-	0.00	Young	Fair	Fair	C2	Northern boundary regenerative stock along roadside fence line. Self-seeded younger trees with limited value. Function and amenity is readily replaceable. Car parking to site-side of stems.	0.6m	-
G2	Laurel, Sycamore, Dogwood, Cherry, Poplar	3 - 4m	50 - 75	-	-	-	-	0.00	Young	Fair	Fair	C2	Internal regenerative stock along plot boundary fence line. Self-seeded younger trees with limited value. Function and amenity is readily replaceable. Car parking / hardstanding to RPAs.	0.9m	-
G3	Cotoneaster, Ash, Willow, Hawthorn, Sycamore, Birch	3 - 6m	Mixed - refer to TCP	-	-	-	-	0.00	Young - Early Mature	Fair	Fair	C2	Southern boundary regenerative stock along canal-side fence line. Self-seeded younger trees with limited value and scattered older specimens. Function and amenity is readily replaceable. Hardstanding to site-side of stems.	Mixed - refer to TCP	-
G4	Poplar, Buddleia, Willow, Birch	3m	av. 50	-	-	-	-	0.00	Young	Fair	Fair	C2	Southern boundary regenerative stock along canal-side fence line. Self-seeded younger trees with limited value. Function and amenity is readily replaceable. Hardstanding / rubble to site-side of stems.	0.6m	-

Appendix 5: Site Boundary





Plans:

13399/P11a: Tree Constraints Plan

13399/P12: Scheme Overlay – Tree Removal and Replacement Strategy





-  Site Boundary
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Category U - Trees Recommended for Removal
-  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs)
-  BS 5837 Calculated Tree Shadow Constraints

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Tree Constraints Plan



0m 5m 10m 15m 20m 25m

1:500 @ A3

Project Manchester Life, Back of Ancoats
Phase 1 – Jersey Wharf

Drawing No 13399/P11a
Date November 2021



-  Trees Proposed for Removal - 3no individual trees and 4 groups comprising tracts of low value self-seeded vegetation
-  Proposed Replacement Trees (24no.)



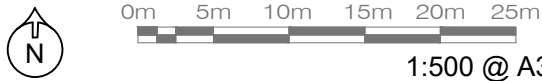
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Scheme Overlay - Tree Removal and Replacement Strategy



Project	Manchester Life, Back of Ancoats Phase 1 – Jersey Wharf
Drawing No	13399/P12
Date	November 2021



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