

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

JULY 2025

Land at Barnhill Street/Raby Street
Moss Side
Manchester
M14 4SY

U R B A N
G R E E N

QUALITY MANAGEMENT

Project No.:	UG3086			
Project:	Land at Barnhill Street/Raby Street, Moss Side,			
Location:	Land at Barnhill Street/Raby Street, Moss Side, Manchester M14 4SY			
Title:	Arboricultural Impact Assessment			
Document Type:	BS 5837: 2012			
Date:	03/07/2025			
Prepared By:	Adam Hodgins			
Checked By:	Gareth Meadows			
Approved By:	Adam Hodgins			
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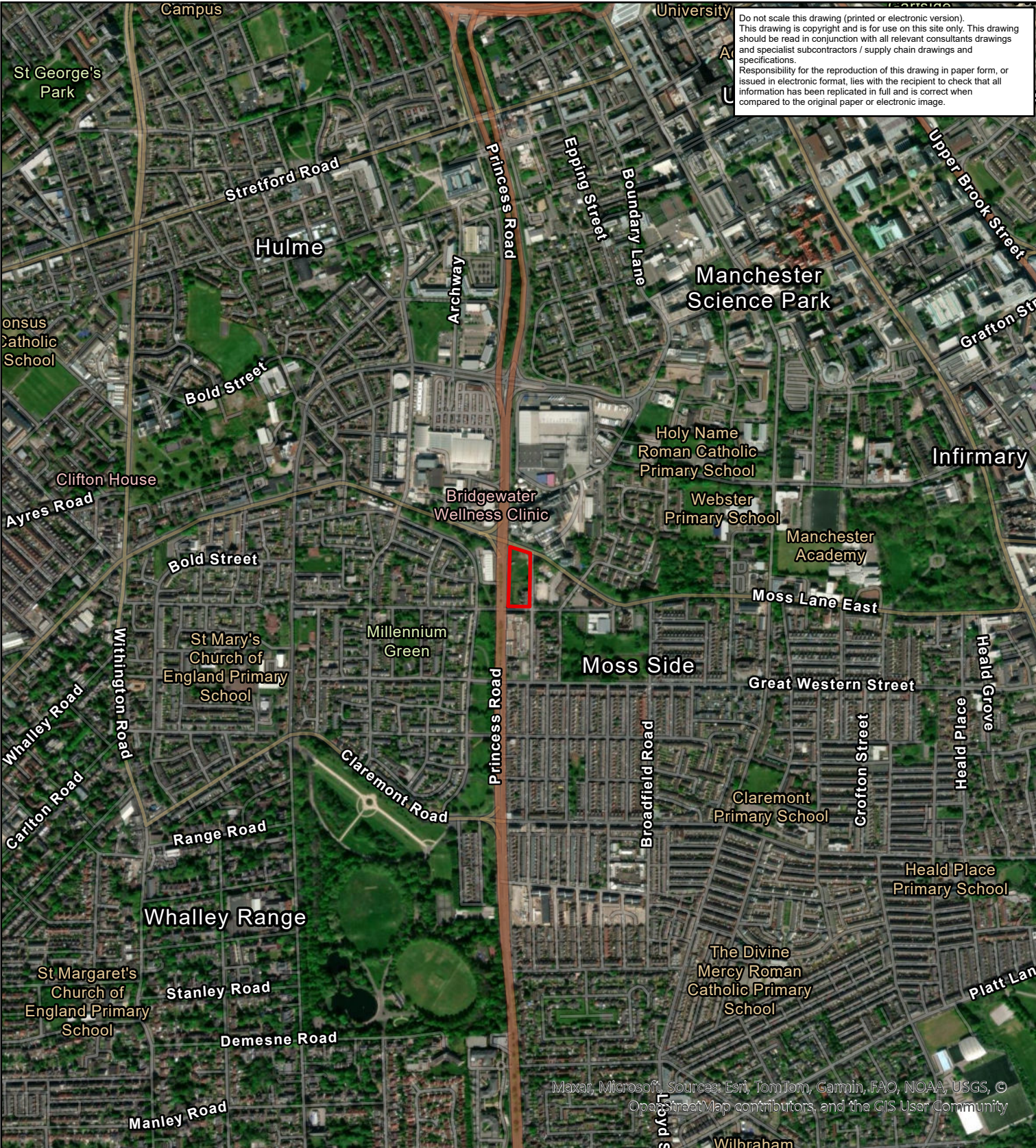
1. Executive Summary

- 1.1.1. Urban Green has been instructed by MSV Housing to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Land at Barnhill Street/Raby Street, Moss Side, Mancheser, M14 4SY and produce our findings in a report.
- 1.1.2. It is proposed to demolish the existing houses and develop the site into six blocks of residential accommodation, alongside associated hard and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. It was confirmed by Manchester City Council via email on 20/07/2023 that there were no Tree Preservation Orders (TPOs) currently in effect at the site or in the vicinity, nor does the site lie within a Conservation Area.
- 1.1.4. The proposed development necessitates the removal of all trees within the site boundary. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. Urban Green have also carried out a Preliminary Ecological Appraisal (PEA) of the site (UG_3086_ECO_PEA_01). This report should be read and adhered to in conjunction with the PEA report.
- 1.1.6. No Tree Protection Plan has been produced as part of this assessment, as none of the existing trees will be retained.
- 1.1.7. An Arboricultural Method Statement (AMS) will not be required, as all the existing trees will require removal.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by MSV Housing to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at Land at Barnhill Street/Raby Street, Moss Side, Manchester, M14 4SY and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'
- 2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SJ 83866 95768.



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Legend: Red Line Boundary		1 Kilometers		N
Client: Mosscafe St Vincents Housing	Issue: 01	Figure: 01	URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk	
Project: Land at Barnhill Street/Raby Street, Moss Side	Scale @ A4 1:12000			
Title: Site Context	Approved by: CL	Checked by: SG		
Drawing Ref: UG_3086_SITE_CONTEXT	Author: CL	Date: 19/06/2025		

2.2. Scope

- 2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted (Chris Partington Land Surveyors Drawing No. 100523JC-01). Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

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

2.5. The Site

- 2.5.1. The site is located to the east of Princess Road and south of Moss Lane East, Moss Side, Manchester, M14 4SY and comprises an open, regularly maintained grassed area to the north; an unmaintained sparsely vegetated area to the southwest; and a row of mostly derelict terraced houses to the southeast. The site is bounded by a blend of residential and commercial properties to all four orientations; with the Heineken UK Brewery to the north, Moss Side Park to the south/southeast; and Princess Road/A5103 to the west.

2.6. Soil Profile

- 2.6.1. Reference to the Cranfield Soil and Agrifood Institute's Soilsclapes Viewer suggests the underlying soil profile of the site is characterised as a slowly permeable, seasonally wet, acidic, loamy, and clayey soil, with impeded drainage and limited fertility. This soil type is typical of grassland, arable, and some forest environments.

3. Legislation

3.1. National Planning Policy Framework (2024)

- 3.1.1. The *National Planning Policy Framework* (NPPF) 2024 acknowledges the importance and benefits of trees in urban environments and for new developments, both in their amenity and economic value, and provision of ecosystem services. The NPPF states that new developments should accommodate for the provision and long-term maintenance of newly planted trees, and the retention of existing trees wherever possible.

3.2. Tree Preservation Orders

- 3.2.1. A Tree Preservation Order (TPO) is an order made by a Local Authority under section 198 of the *Town and Country Planning Act 1990* (as amended) and the *Town and Country Planning (Tree Preservation) (England) Regulations 2012* to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.2.2. It was confirmed by Manchester City Council via email on 20/07/2023 that there were no TPOs currently in effect at the site or in the vicinity. A subsequent email enquiry has been submitted to Manchester City Council, however, at the time of writing a response has not yet been received. The site does not lie within a Conservation Area.
- 3.2.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.2.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.

- 3.2.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.3. Ecological Considerations

- 3.3.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.3.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.
- 3.3.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.
- 3.3.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_3086_ECO_PEA_01), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

3.4. Biodiversity Net Gain (BNG)

- 3.4.1. Biodiversity Net Gain (BNG) was introduced under Schedule 7A of the *Town and Country Planning Act 1990* (as inserted by Schedule 14 of the *Environment Act 2021*) to ensure that wildlife habitats on development sites are enhanced and managed following completion of the development. It is mandatory for new developments to achieve a gain of 10% in quality and/or condition of wildlife habitats, either within the site or, if this is not possible, in an alternative location, as agreed with the Local Planning Authority.
- 3.4.2. Urban Green have been appointed to carry out a BNG Design Stage Assessment (UG_3086_BNG_01) using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the development site. This assessment and the impacts of the development proposal have been used to produce a Habitat Management and Monitoring Plan (UG_3086_BNG_HMMP_01), detailing long-term habitat management to ensure the successful establishment, suitable maintenance and continued improvement of onsite wildlife habitats.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to demolish the existing houses and develop the site into six blocks of residential accommodation, alongside associated hard and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Benefits Trees Provide to New Developments

- 4.2.1. Trees provide a variety of visual, health, social, financial, ecological and environmental benefits. Retention of existing trees, particularly mature, well-established trees, alongside new developments can provide immediate visual amenity and landscape value. The appearance of streets, footpaths, areas of public open space, courtyards, educational and healthcare facilities, and gardens can all benefit from the retention of trees, which can even increase residential property value.

4.3. Tree Constraints

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

4.4. Root Protection Areas (RPAs) Explained

- 4.4.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.4.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.4.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.5. Surveyed Trees

- 4.5.1. The survey assessed four individual trees and one tree group, the quality and value of which are summarised below. Full details of the surveyed trees and tree groups can be viewed in the Tree Data Schedule in Appendix 1.
- 4.5.2. Three individual trees were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and one individual tree and one tree group were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.
- 4.5.3. All surveyed trees and tree group are within the site or on the boundaries.
- 4.5.4. The tree cover comprises a blend of low-to-moderate-quality ornamental planting and natural colonisation.
- 4.5.5. Trees T2 and T3 offer some contribution to the character and appearance of the area. The remaining trees are of secondary importance in visual terms.

4.6. Impacts of Development

- 4.6.1. The proposed development would necessitate the removal of three individual trees assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and one individual tree and one tree group assessed as BS 5837: 2012 'Low Quality' Retention Category 'C', as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 4.6.2. The removal of these trees and tree group would have a moderate, long-term, albeit localised impact on the wider character and appearance of the area. It is recommended that the removal of these trees be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 4.6.3. No Tree Protection Plan has been produced or will be required for the proposed development, as all the trees within the site boundary will require removal.

4.7. Tree Surgery Works

- 4.7.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.7.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.7.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 4.7.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010.

5. Recommendations

- 5.1.1. An Arboricultural Method Statement (AMS) will not be required, as none of the onsite trees will be retained.
- 5.1.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.
- 5.1.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 – Tree Data Schedule

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

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T1	Early-Mature Cherry Plum <i>Prunus cerasifera</i>	6	1	O	M	120	3.5 3.5 3.5	1: Self set tree growing tight against and through boundary metal fencing , fencing damaged. 2: Multiple stems arising from ground level with basal growth establishing, shrubby form with poor branch and union structure. 3: Currently poses no significant risk. 4: No long term retention value.	Remove for development - see Tree Removal Plan.		Good	10-20 C1	1.44
									n/a	n/a	Poor		
T2	Semi-Mature Norway Maple <i>Acer platanoides</i>	8	2	2	M	340	4.5 5 5	1: Planted ornamental at field edge adjacent fencing. 2: Multiple stems arising from 4m above ground level. Significant lateral limb growth at site of old pruning wounds at 2m, minimal evidence of other previous management. 3: Large basal cavity from ground level to approximately 1m with evident internal hollowing and audible indication when tapped with nylon hammer, appears structurally sound. 4: Low hanging canopy acceptable due to current land use. 5: Canopy to east merges with adjacent tree.	Remove for development - see Tree Removal Plan.		Good	40+ B1.2	4.08
									n/a	n/a	Fair		
T3	Semi-Mature Norway Maple <i>Acer platanoides</i>	10	3	3	W	390	5.5 5 6	1: Planted ornamental with bifurcated stem at 5m above ground level at field edge adjacent boundary knee rail fence, small elevated bund beneath canopy to north. 2: Stubs present from previous branch removal with decay evident. 3: Shade deadwood up to approximately 80mm diameter within crown, currently poses no significant risk due to low footfall. 4: Canopy to east overhangs adjacent road with adequate clearance currently. 5: Canopy merges with T2.	Remove for development - see Tree Removal Plan.		Good	40+ B1.2	4.68
									n/a	n/a	Good		
T4	Early-Mature Silver Birch <i>Betula pendula</i>	11	2	2	M	400	6 6 6	1: Growing in rear garden of property behind brick wall, no access to survey in detail, DBH estimated. 2: Trifurcated stem at 5m above ground level. 3: Multiple pruning wounds to lower stem, well occluded. 4: Utility wire passes through canopy to west.	Remove for development - see Tree Removal Plan.		Good	40+ B1	4.80
									n/a	n/a	Good		
G5	Semi-Mature Mixed Species	av 4.5	av 2	O	M	av 120	av 4 4 each	1: Unable to access to survey in detail, measurements estimated. 2: Densely spaced self set group of goat willow and buddleia growing in rear garden behind brick wall. 3: Multiple stems arising from ground level with shrubby form. 4: Minimal visible evidence of previous management. 5: Small diameter shade deadwood to lower stems.	Remove for development - see Tree Removal Plan.		Good	10-20 C1	1.44
									n/a	n/a	Poor		

Appendix 2 – Tree Data Schedule Definition of Terms

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

Appendix 3 – Tree Retention Categories

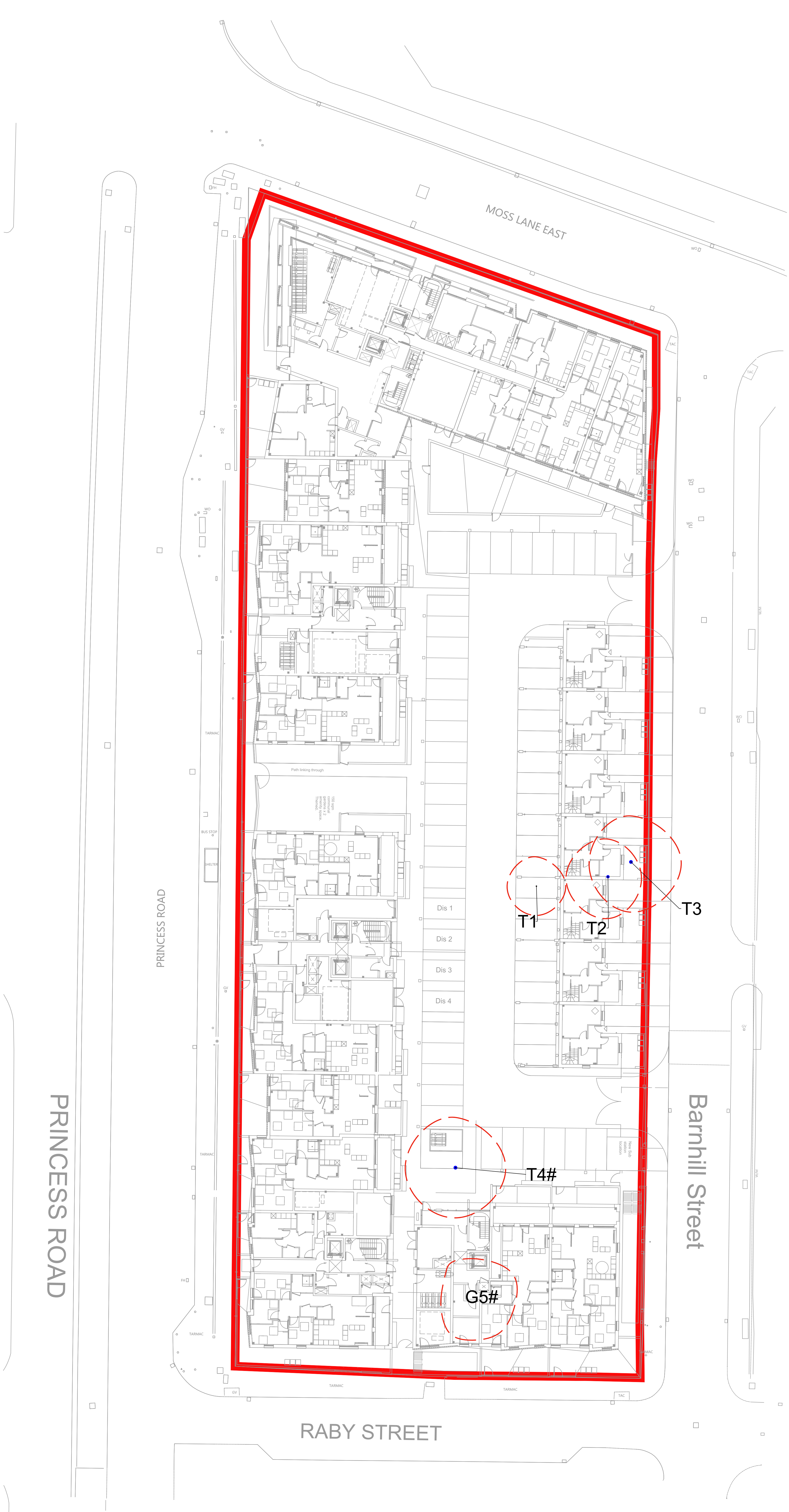
The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual, including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees which are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
BS 5837: 2012 Retention Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

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

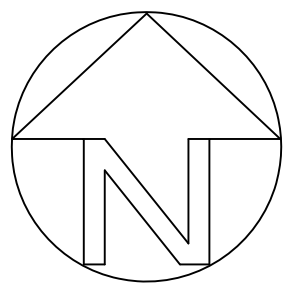
- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule

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



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Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Retained Tree
	Removed Tree
	Extents of Pruning
	Position Estimated on Site
	Redline Site Boundary

Client:	MSV HOUSING	Project:	LAND AT BARNHILL STREET/RABY STREET, MOSS SIDE	Drawn:	AH	Checked:	GM	Approved:	AH	Date:	03/07/25
Issue:	PLANNING	Title:	TREE REMOVAL PLAN	Dwg No:	UG_3086_ARB_TRP_01	Scale @ A0:	1:200	Revision:	00		



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Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
T1	C	Cherry plum	Fell to ground level	To facilitate the proposed development
T2	B	Norway maple		
T3		Silver birch		
T4				
G5	C	Mixed species		

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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U R B A N
G R E E N

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MSV HOUSING

Project:

LAND AT BARNHILL
STREET/RABY STREET,
MOSS SIDE

Title:

TREE WORKS SCHEDULE

Issue:

PLANNING

Drawn:	AH	Checked:	GM	Approved:	AH
Project:	UG3086	Scale @ A0:	N/A	Date:	03/07/25
Dwg No:	UG_3086_ARB_TWS_01			Revision:	00