ARBORICULTURAL IMPACT ASSESSMENT AND PRELIMINARY METHOD STATEMENT

Site:	The Manchester College
References:	82-667
Date:	02 October 2025
Client:	The Manchester College



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EXECUTIVE SUMMARY

SITE DETAILS

Site Address	The Manchester College, Openshaw Campus, Ashton Old Rd, Openshaw, Manchester M11 2WH
Grid Reference	E 387608, N 397271
Site Area	(0.7 Ha)
Results	Six individual trees and one group were surveyed. No Category A trees, veteran trees, or statutory protections (such as TPOs or Conservation Areas) are present on site. No trees require removal, and minor pruning is needed to one Category C tree to facilitate the proposed development. Existing in-situ site features, combined with temporary protective fencing, are considered sufficient to safeguard retained trees throughout the construction process.

IMPACT ASSESSMENT

Tree Removals to Facilitate the Development
A review of the development proposal documents referenced in this report has identified that no tree removals are required to facilitate the proposals.

Tree Pruning Required to Facilitate the Development
Pruning works will be necessary to T002 to facilitate construction activities and ensure adequate clearance from proposed parking spaces. The following tree has been identified for pruning:

Category C trees: T002 – 0.6m lateral reduction of northern crown.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

RPA Incursions Imposed by Development
The proposed development will not result in any incursions into the RPAs of retained trees on unsealed ground, nor will it involve changes to surface levels or the introduction of new structures within these RPAs. The retention of existing sealed hard surfaces and in-situ site features, such as retaining walls, is considered to provide adequate mitigation for the RPAs, when used in conjunction with temporary protective tree fencing.

Adequate protective fencing as outlined in the Preliminary Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.

CONTENTS

1. INTRODUCTION 6
1.1. Background 6
1.2. Report Objectives 6
1.3. Proposed Development 6
1.4. Confidentiality 7

2. RELEVANT LEGISLATION AND POLICY 8
2.1. Town And Country Planning Act 1990 8
2.2. Tree Preservation Order (TPO) 8
2.3. Conservation Area 8
2.4. Birds And Bats 8
2.5. The Hedgerow Regulations 1997 8
2.6. National Planning Policy Framework 2024 9
2.7. Local Planning Policy (Green & Blue Infrastructure Strategy) 9
3.2. Site Survey 10
3.3. Constraints 11
3.4. Assessment Of Impacts 11

4. SITE DESCRIPTION AND TREE SURVEY RESULTS 12
4.1. Site Description 12
4.2. Tree Survey Results 12

5. IMPACT ASSESSMENT 14
5.1. Tree Removals To Facilitate Development 14
5.2. Tree Pruning to Facilitate Development 14
5.3. RPA Incursions Imposed By Development 14
5.4. Drainage And Underground Utilities 15
5.5. Proposed Ground Levels 15
5.6. General Construction Precautionary Measures 15

6. SUMMARY AND CONCLUSIONS 16

7. ARBORICULTURAL METHOD STATEMENT 17
7.1. Timing of Works 17
7.2. Site Induction 17
7.3. Tree Protection Fencing 17

7.4. General Precautionary Measures 18

8. ARBORICULTURALIST CONTACT DETAILS 19

APPENDIX I: TREE SURVEY SCHEDULE 20

APPENDIX II: TREE CONSTRAINTS PLAN 24

APPENDIX III: TREE IMPACT PLAN AND PROTECTION PLAN 25

1. INTRODUCTION

1.1. BACKGROUND

This Arboricultural Impact Assessment (AIA) and Preliminary Arboricultural Method Statement has been prepared by E3P on behalf of The Manchester College. The tree survey and Arboricultural Impact Assessment have been undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (BS 5837:2012) of existing trees and groups of trees at The Manchester College, Openshaw Campus, Ashton Old Rd, Openshaw, Manchester M11 2WH.

This report, along with its appendices, evaluates the potential impacts on the existing trees within the Site in accordance with the guidelines set out in BS 5837:2012, and sets out protection measures within the Arboricultural Method Statement (AMS) to ensure the safeguarding of retained trees throughout the development process.

This report should be read alongside the following schedule and drawings, which are included as appendices:

- Appendix 1: Tree Survey Schedule and Schedule Definitions – outlines the condition, quality, and characteristics of the existing tree stock both within and surrounding the Site;
- Appendix 2: Tree Constraints Plan – maps the positions of surveyed trees, their retention categories (A, B, C, or U), canopy spread in all four cardinal directions, and the designated Root Protection Areas (RPAs);
- Appendix 3: Tree Impact and Tree Protection Plan – identifies proposed tree removals, pruning requirements, and potential below-ground impacts arising from the development. It also outlines the locations and specifications for protective fencing and ground protection measures required to safeguard retained trees.

1.2. REPORT OBJECTIVES

The objective of this report is to present the findings of the tree survey and to assess how the proposed development may affect the existing tree stock. It is intended to support planning application by providing the local planning authority with the necessary information to evaluate the potential arboricultural impacts, and includes an Arboricultural Method Statement (AMS) outlining the measures required to protect retained trees during the construction process.

1.3. PROPOSED DEVELOPMENT

The proposed description of development is:

> *The proposed development includes the construction of a new external building within the existing southern car park, the demolition of an existing building to the west to create additional parking spaces, and the formation of further parking areas to the north-east of the site.*

The site location is indicated in Figure 1.1

Figure 1.1 Site Location



1.4. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.

2. RELEVANT LEGISLATION AND POLICY

2.1. TOWN AND COUNTRY PLANNING ACT 1990

Paragraph 197 of the Town and Country Planning Act 1990 requires local planning authorities, when determining a development application, to have due regard for the protection and planting of trees. As such, trees are a material consideration in the planning process.

2.2. TREE PRESERVATION ORDER (TPO)

A Tree Preservation Order (TPO) is a legal Order applied to an individual tree, group of trees, area or woodland. It makes it a legal offence to cut down, top, lop, uproot, wilfully damage or destroy a tree (including roots) specified in the Order.

All species of tree can be protected by a TPO. Woodland TPOs cover all trees within the defined woodland area including canopy trees, understorey trees, saplings and seedlings. Prior to undertaking works to a tree protected by a TPO, consent must first be gained from the local planning authority through a tree works application. Exceptions to the need to apply for consent do apply, advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

2.3. CONSERVATION AREA

All trees with a stem diameter greater than 75 millimetres (mm) at a height of 1.5 metres (m) are protected when those trees are situated within a designated Conservation Area. Works to such trees are only legally permitted once the local planning authority has confirmed, in response to a submitted tree works notification, that they have 'no objection' to the proposed work or the six-week notification period has concluded. As with TPOs, exceptions to the need to submit a notification of works to trees in a Conservation Area can apply and advice from an Arboriculturist must be sought on the extent and relevance of any exceptions.

2.4. BIRDS AND BATS

Birds often nest in trees and can be affected by tree removal or pruning works. All bird species are protected under the Wildlife and Countryside Act 1981 (as amended). This legislation prevents the killing or injuring of any bird or damaging or destroying nests and eggs. Some species (including barn owl Tyto alba) are also listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). For Schedule 1 species, the intentional or reckless disturbance of the species on or near an active nest is prohibited.

Bats roost in trees and must be considered when undertaking tree work. All bat species are listed under Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Bats and their roosts also receive protection from disturbance from by the Wildlife and Countryside Act 1981 (as amended). This protection extends to both the species and roost sites. It is an offence to kill, injure, capture, possess or otherwise disturb bats. Bat roosts are protected at all times of the year (making it an offence to damage, destroy or obstruct access to bat roosts), regardless of whether bats are present at the time.

2.5. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside

hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

2.6. NATIONAL PLANNING POLICY FRAMEWORK 2024

Paragraph 136 of the National Planning Policy Framework highlights the significant role trees play in shaping the character and enhancing the quality of urban environments, as well as their value in mitigating and adapting to climate change. It advises that planning policies and decisions should promote tree-lined streets, encourage the inclusion of trees in new developments—such as in parks or community orchards—and ensure long-term maintenance of newly planted trees. Furthermore, wherever feasible, existing trees should be retained. Applicants and local planning authorities are encouraged to collaborate with highways and tree officers to ensure appropriate species selection and placement, balancing highways requirements with the needs of all users.

With regard to conserving and enhancing the natural environment, paragraph 187 b states that: 'Planning policies and decisions should contribute to and enhance the natural and local environment by: 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'.

With regard to habitats and biodiversity, paragraph 193 c states that: 'When determining planning applications, local planning authorities should apply the following principles: 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'.

2.7. LOCAL PLANNING POLICY (GREEN & BLUE INFRASTRUCTURE STRATEGY)

Trees are embedded in Manchester's Green & Blue Infrastructure Strategy, under which the Tree Action Plan is a key delivery tool.

The strategy emphasises long-term protection, enhancement and extension of tree resource, including matching planting to canopy capacity and need at ward level.
Manchester City Council

It also includes "Tree Management Principles" to guide how tree stock should be managed across the city.

3. METHODOLOGY

3.1. DESK STUDY

Manchester City Council confirmed by email on 08/09/25 that no TPO or Conservation Area designation are present within or surrounding the site boundary.

Furthermore, the Ancient Tree Inventory Map (Woodland Trust) and the MAGIC (Multi-Agency Geographic Information for the Countryside) maps were cross-referenced to verify the presence of any identified veteran or ancient trees, as well as areas designated as Ancient Woodland. No such designations were listed.

3.2. SITE SURVEY

The tree survey was undertaken on the 3rd of September 2025 by Michael Garrett BSc (Hons).

The survey was conducted in accordance with the requirements of BS5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations' (BS 5837:2012). Tree height was measured using a Forestry Pro laser, canopy spreads were measured with a laser Distometer D110. Stem diameter was measured with a diameter at breast height measuring tape..

Trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

Table 3.1 BS5837 Cascade Chart (Adapted from British Standards 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become	Unfeasible	Dark red

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
	unviable after removal of other Category U trees.		

The survey was undertaken using a topographical survey provided by the client. The survey recorded trees and groups of trees within the red line boundary and within 15m of the red line boundary with a stem diameter greater than 75mm at the height of 1.5m in accordance with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. Where necessary, within woodlands, only trees with a stem diameter of 150mm at 1.5m were generally recorded in accordance with BS5837:2012.

Tree groups have been identified where trees form cohesive arboricultural features. Principal trees within a group may be plotted individually. Maximum stem diameters, tree heights and canopy spreads of the groups and woodlands are recorded. Insignificant trees (those with a stem diameter of less than 75mm at 1.5m height) are omitted from the survey.

Any additional off-site trees that could be impacted by the development (and vice versa) have been included in the tree survey where identification or access was possible. Their dimensions have been estimated, as direct measurement was not feasible, and their positions have also been estimated, if they were not recorded in the topographical survey.

3.3. CONSTRAINTS

Group 001 was located behind the boundary fence line, restricting access to the trees and preventing direct stem measurements. As a result, the measurements for these trees have been estimated.

This is a ground level visual assessment only. The assessment is for the purposes of planning and Development. No internal decay detection tools have been used in this assessment; therefore, this is not a full health and safety assessment.

The findings and recommendations contained within this report are valid for a period of twenty-four months from the date of the survey.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

3.4. ASSESSMENT OF IMPACTS

The arboricultural impacts of the Development have been assessed by overlaying the following plans onto the Tree Constraints Plan:

- FSL12429_T (Topographical Survey).
- OPEB-10A-V9-XX-DR-A-9001_Proposed External Landscape_P3

The anticipated arboricultural impacts included in this report therefore only relate to the above plans and information. Should the above documents be changed, an update to this report may be necessary.

4. SITE DESCRIPTION AND TREE SURVEY RESULTS

4.1. SITE DESCRIPTION

The Site address is The Manchester College (Openshaw Campus), Ashton Old Road, Openshaw, M11 2WH, centred on National Grid reference: SJ 87608 97271.

The Site is located in the southern section of the campus with a southern boundary group predominantly broad-leaved tree groups around the site's margins.

There is a football pitch to the west, a large college building to the north and an access road and storage area to the east.

4.2. TREE SURVEY RESULTS

A total of 6 individual trees, and 1 group of trees were recorded. All data collected is presented in the Tree Survey Schedule in Appendix 1.

Table 4.1 Summary of Species Present on Site

COMMON NAME	SCIENTIFIC NAME
Grey poplar	*Populus x canescens*
Prunus	*Prunus sp.*
Bird cherry	*Prunus padus*
Cypress	*Cupressus sp*
Rowan	*Sorbus aucuparia*
Leyland cypress	*X Cuprocyparis leylandii*
Willow	*Salix sp*
Birch	*Betula sp*
Hawthorn	*Crataegus monogyna*
Maple	*Acer sp*

No Category A trees were recorded within the survey area.

A total of 2 Category B trees and 1 group of trees were recorded on and adjacent to the Site. These trees are of moderate quality and value and provide screening and landscape character both within and beyond the Site boundary.

A total of 4 Category C trees were recorded within the survey area. These trees were mainly young or semi-mature individuals and in generally good condition, though not of sufficient arboricultural merit to warrant a higher category.

No Category U trees were recorded within or adjacent to the Site.

Table 4.2 Summary of Tree Classifications

TREE CATEGORIES	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	0	0	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	2	1	0	0
CATEGORY C (TREES OF LOW QUALITY)	4	0	0	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	0	0	0	0
TOTALS	**6**	**1**	**0**	**0**

5. IMPACT ASSESSMENT

5.1. TREE REMOVALS TO FACILITATE DEVELOPMENT

The following trees conflict with the proposed development footprint, making their retention incompatible with the implementation of the proposed scheme.

Table 5.1 Tree Removals Required to Accommodate Development Proposals

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT	TOTAL NO. OF REMOVALS
CATEGORY A	N/A	N/A
CATEGORY B	N/A	N/A
CATEGORY C	N/A	N/A
CATEGORY U	N/A	N/A

5.2. TREE PRUNING TO FACILITATE DEVELOPMENT

The proposed development will require the following pruning works to be undertaken. The details and pruning specifications are detailed below.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

Table 5.2 Tree Pruning Required to Accommodate Development Proposals

CATEGORY	TREES REQUIRING PRUNING	PROPOSED SPECIFICATION
CATEGORY A	N/A	N/A
CATEGORY B	N/A	N/A
CATEGORY C	T002	Northern crown lateral reduction of up to 0.6m anticipated to provide clearance for new parking space.
CATEGORY U	N/A	N/A

5.3. RPA INCURSIONS IMPOSED BY DEVELOPMENT

The proposed development will not result in any incursions into the RPAs of retained trees on unsealed ground, nor will it involve changes to surface levels or the introduction of new structures within these RPAs. The retention of existing sealed hard surfaces and in-situ site features, such as retaining walls, is considered to provide adequate mitigation for the RPAs, when used in conjunction with temporary protective tree fencing.

5.4. DRAINAGE AND UNDERGROUND UTILITIES

No detailed drainage or underground utilities design has been provided at this stage of the project. However, it is anticipated that any such service proposals will have sufficient space to be designed and installed outside of the Root Protection Areas (RPAs) of retained trees. Should service routes be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as hand-digging, use of trenchless techniques, or rerouting—must be considered to ensure compliance with BS 5837:2012 and to safeguard tree health and structural stability.

5.5. PROPOSED GROUND LEVELS

No proposed ground levels have been provided at this stage of the project. However, it is anticipated that any future level changes will be designed to avoid adverse impacts on the Root Protection Areas (RPAs) of retained trees. Should alterations to ground levels be proposed within or adjacent to RPAs, they must be assessed by the project arboriculturist prior to implementation. In such cases, appropriate mitigation measures—such as the use of no-dig construction, retaining structures, or regrading techniques—must be considered to ensure compliance with BS 5837:2012.

5.6. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012.

6. SUMMARY AND CONCLUSIONS

The report, prepared in line with BS 5837:2012, assesses the arboricultural impacts of a proposed development at the Manchester College, Openshaw Campus.

- A total of 6 individual trees and 1 tree group were surveyed.
- No Category A (high quality) or Category U (unsuitable for retention) trees were identified.
- Minor pruning is required for one tree (T002).
- No incursions into Root Protection Areas (RPAs) are anticipated on unsealed ground.
- Existing sealed surfaces and retaining walls provide effective RPA mitigation.
- No TPOs, Conservation Areas, or veteran/ancient trees are present on or near the site.
- All works must comply with relevant legislation, particularly regarding protected species (birds, bats) and tree protection standards.
- The retained trees can be suitably protected throughout the development process through the implementation of a Tree Protection Plan in accordance with BS 5837:2012.

7. ARBORICULTURAL METHOD STATEMENT

7.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 7.1.

Table 7.1 Timing of Works

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

7.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

7.3. TREE PROTECTION FENCING

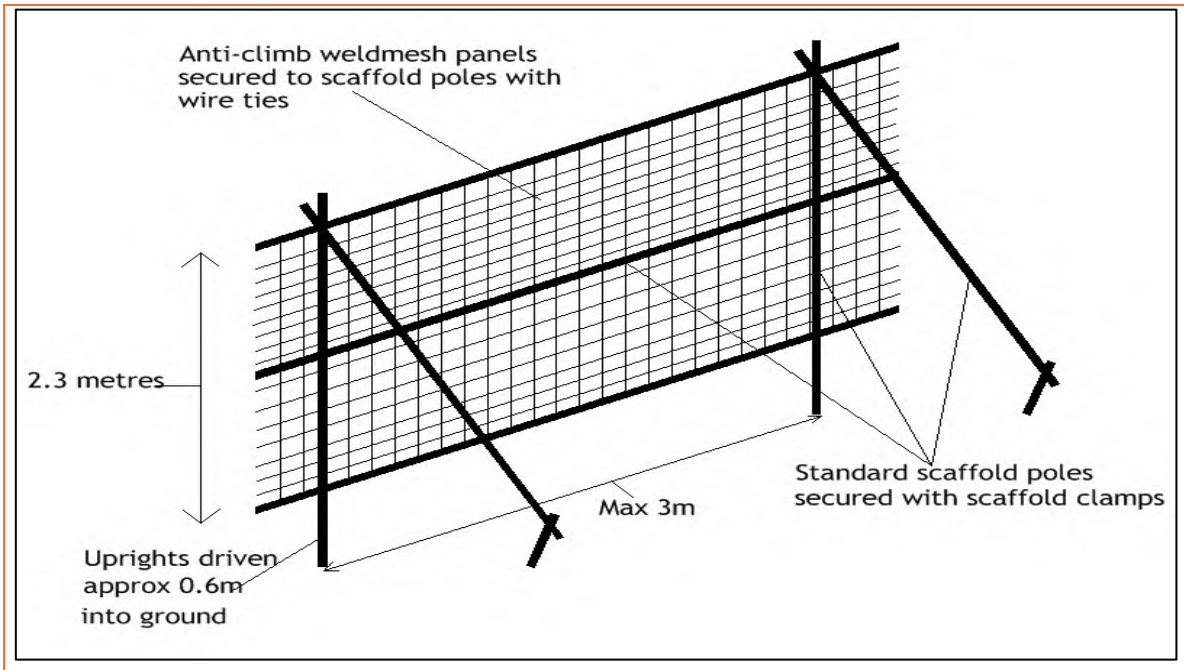
Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

Tree protection fencing will consist of a vertical scaffold framework, well braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 7.1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: ‘Protected Tree Zone, no storage or operations within fenced off areas’.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.

Figure 7.1 Tree Protection Fencing Specification



7.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs, it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.

8. ARBORICULTURALIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

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Office: 01617079612

END OF REPORT

Appendix I: Tree Survey Schedule



A plan showing tree locations can be viewed in **Appendix II: Tree Constraints Plan**.

KEY FOR TREE TABLES

	KEY
Tree No	Tree, Group or Hedge reference number
Species	Common name and scientific name
Height	Measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in millimetres
Crown Spread	Cardinal points measured to nearest 0.5 m
Crown Clearance	Measured to nearest 0.5 m
Life Stage	Young - sapling/newly planted tree
	Semi-mature - tree in 1/3 of estimated lifespan
	Early-mature - tree in 2/3 of estimated lifespan
	Mature - tree in 3/3 of estimated lifespan
	Veteran - Veteran tree
Remaining Contribution	Safe useful life expectancy of tree, in years
General Observations	Site based observations
Physiological Condition	Dead, Poor, Fair, Good – Based on observations
Structural Condition	Dead, Poor, Fair, Good - Based on observations
Category	As per BS:5837
RPA Area And Radius	Calculated by multiplying the DBH by 12 (x15 for veteran trees)

TREE SURVEY DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
G001	Mixed species *(Mixed species)*	15.0	300	Height (m): 15 Stem Diam(mm): 300 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Life Stage: Semi Mature Rem. Contrib.: 40+ Years	Mixed group predominantly consisting of birch, cherry, hawthorn, maple, rowan and willow. Trees situated behind boundary wall with mounted fence. No access and measurements estimated. No signs of root ingress north of wall and is considered very unlikely due to physical barrier and level changes Northern canopy of group overhanging site at 5m in sections.	Fair	Fair	B2	Area: 1939 sq m.
T001	Grey poplar *(Populus x canescens)*	18.0	590, 620	Height (m): 18 2 stems (mm): 590, 620 Spread (m): 10N, 9E, 8S, 8.5W Crown Clearance (m): 5 Lowest Branch (m): 3(S) Life Stage: Mature Rem. Contrib.: 20+ Years	Situated on raised ground with in-situ footpath 3m north of stem and 1.2m high retaining wall directly south. Historic ground level alterations around base suspected. Bifurcation at 0.5m with included bark union. Recent crown lifting evident. Habitat boxes fixed to tree 3m and upwards	Good	Fair	B1	Radius: 10.3m. Area: 333 sq m.
T002	Prunus *(Prunus sp.)*	5.0	80, 80	Height (m): 5 2 stems (mm): 80, 80 Spread (m): 2N, 2.5E, 3S, 2W Crown Clearance (m): 1.5 Lowest Branch (m): 0(N) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Situated in planting bed adjacent hard standing to E,S and W and boundary fence to north.	Good	Fair	C1	Radius: 1.4m. Area: 6 sq m.

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	MEASUREMENTS	GENERAL OBSERVATIONS	PHYSIOLOGICAL CONDITION	STRUCTURAL CONDITION	CATEGORY	RPA AREA (M^2) & RADIUS (M)
T003	Bird cherry *(Prunus padus)*	7.0	150, 150	Height (m): 7 2 stems (mm): 150, 150 Spread (m): 2N, 2E, 3S, 2.5W Crown Clearance (m): 2 Lowest Branch (m): 2.5(S) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Bifurcation at base with included bark union and water pocket at base. In-situ hard standing car park surrounding stem from 1m distance+	Good	Fair	C1	Radius: 2.5m. Area: 20 sq m.
T004	Cypress *(Cupressus sp.)*	4.0	140, 130	Height (m): 4 2 stems (mm): 140, 130 Spread (m): 2.5N, 2.5E, 2S, 2W Crown Clearance (m): 0.5 Lowest Branch (m): 1(NE) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Situated on grassed area adjacent hard standing car park to E and S Bifurcation at 0.5 with included bark union	Good	Fair	C1	Radius: 2.3m. Area: 17 sq m.
T005	Rowan *(Sorbus aucuparia)*	7.5	340	Height (m): 7.5 Stem Diam(mm): 340 Spread (m): 3N, 4E, 4S, 4W Crown Clearance (m): 1.5 Lowest Branch (m): 2(SW) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Tree situated on grassed area. Stem wound observed at approx 1.7m with good occlusion encompassing wound indicating good vitality. Retaining wall 3m to west drops down over 2m in height to adjacent building access path	Good	Good	B1	Radius: 4.1m. Area: 53 sq m.
T006	Leyland cypress *(X Cuprocyparis leylandii)*	7.5	250, 250, 250	Height (m): 7.5 3 stems (mm): 250, 250, 250 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 0 Lowest Branch (m): 0(N) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	Tree situated adjacent to retaining wall to west that drops in levels over 2m in height. DBH estimated due to dense lower crown preventing access to stems.	Good	Fair	C1	Radius: 5.2m. Area: 85 sq m.

Appendix II: Tree Constraints Plan



Retaining wall west of T007 likely inhibits root growth beyond 2m level change — root presence beyond this point is considered highly unlikely.



Retaining and boundary wall north of G001 has likely inhibited significant root growth beyond wall alignment.

Retention of sealed surface within northern RPA would be considered as mitigation/protection for T001 northern RPA for site access.

Poplar species are prone to prolific suckering if ground is disturbed—future surface changes could lead to structural damage and ongoing management issues.

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:
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Client:
The Manchester College

Job No:
82-667

Date:
12.09.2025

Drawing No:
001

Scale:
1:200 @ A0

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	10.09.25	MG	CK	CK

Job Title:
The Manchester College

Drawing Title:
Tree Constraints Plan

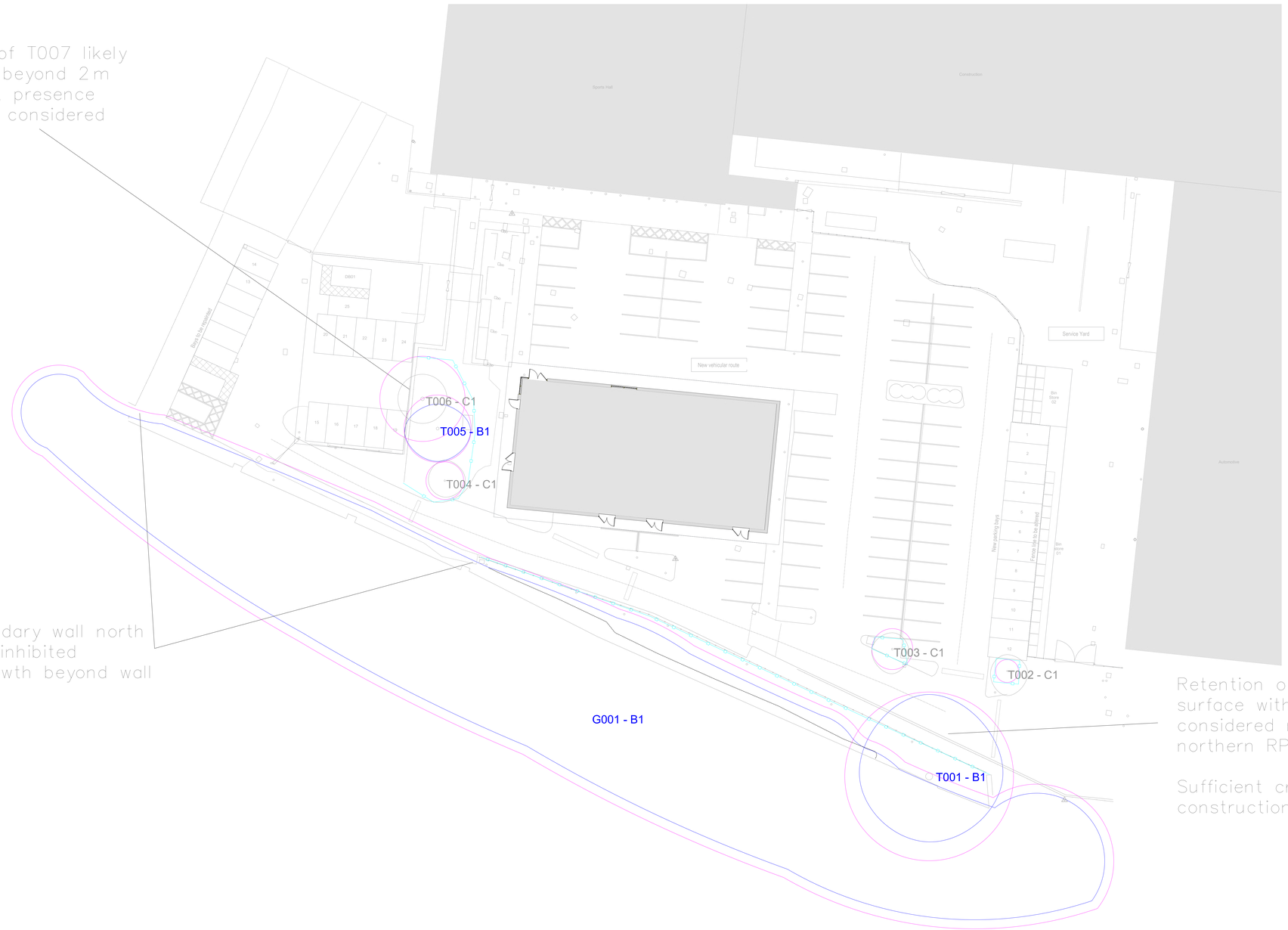
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Appendix III: Tree Impact Plan and Protection Plan



Retaining wall west of T007 likely inhibits root growth beyond 2m level change — root presence beyond this point is considered highly unlikely.



Retaining and boundary wall north of G001 has likely inhibited significant root growth beyond wall alignment.

Retention of sealed hard-standing surface within northern RPA is considered mitigation for T001 northern RPA for site access.

Sufficient crown clearance for site construction access.

N

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
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

Tree Removals:

Trees to be removed
Trees or sections of tree groups to be removed have red hatched lines and ref numbers are in red.

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

RPA Encroachments:

RPA Encroachment
Area(s) of RPA encroachment

Tree Protective Fencing Alignment:

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	02.10.25	MG	CK	CK

Notes:
****

Client:
The Manchester College

Job No: 82-667
Date: 02.10.2025
Drawing No: 001
Scale: 1:200 @ A0

Job Title:
The Manchester College

Drawing Title:
Tree Impact Plan and Protection Plan

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