



Arboricultural Impact Assessment

SITE: Tan Yard Brow, Gorton, Manchester

NORTH WEST TREE CONSULTANCY LTD

W: www.northwesttreeconsultancy.co.uk

E: info@northwesttreeconsultancy.co.uk



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Table 1: General Information

Document Title	Arboricultural Impact Assessment
Prepared for	Franstep Ltd
Prepared by	North West Tree Consultancy Ltd
Document Ref	R0863-01
Author	Robert Goodwin
Date	07/09/2024

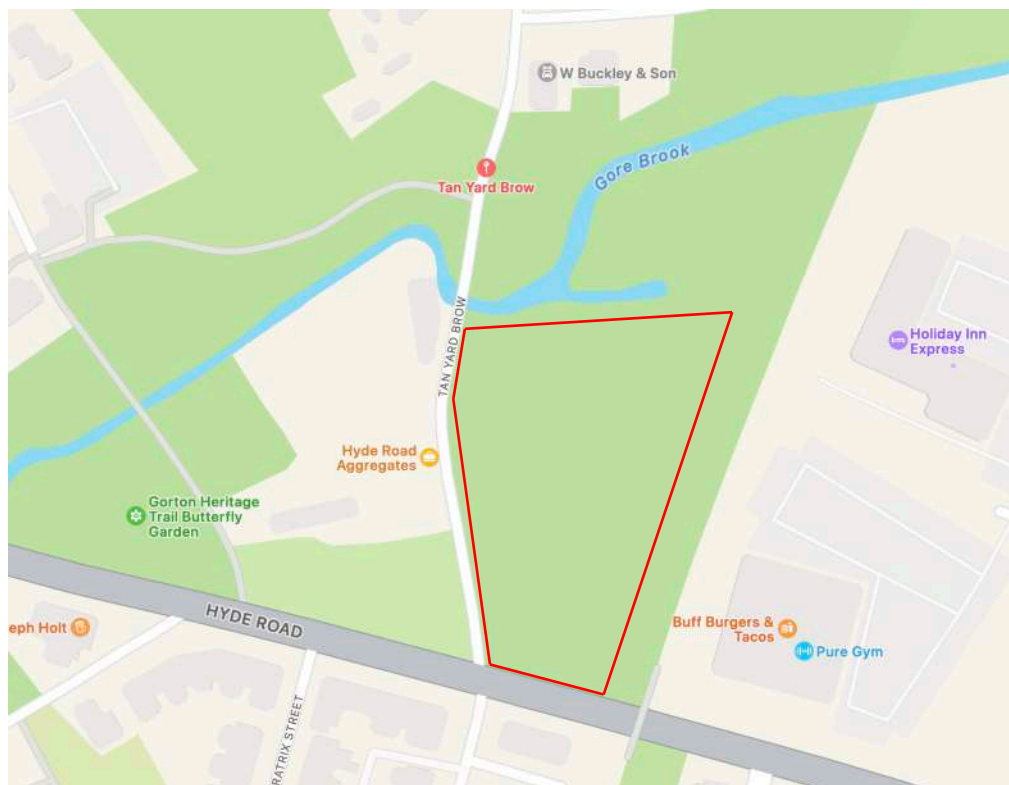
1 Introduction

- 1.1.1 North West Tree Consultancy Ltd is instructed by Franstep Ltd to conduct an arboricultural survey at Tan Yard Brow, Gorton, Manchester. The survey is in accordance with British Standard 5837: 2012 ‘Trees in relation to design, demolition and construction-Recommendations’ and is used as guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site, and to produce a schedule of trees and Tree Constraints Plan, arboricultural impact assessment and Tree Protection Plan and Arboricultural Method Statement.

2 Executive Summary

- 2.1.1 An Arboricultural Survey to BS5837 was carried out on all trees within impacting distance of the site by Robert Goodwin on the 7th September 2024.

Figure 1: Site Location (Not to Scale)



- 2.1.2 Trees within the site were assessed using the methodology and guidance from British Standard 5837: 2012 ‘Trees in relation to design, demolition and construction-Recommendations’.
- 2.1.3 Trees were categorized during the survey using cascade chart for tree quality assessment (see **Appendix B**)
- 2.1.4 A total of 19no individual trees and 3no Groups of trees were surveyed. Details of each tree and group surveyed is provided in **Appendix A**.

Methodology

- 2.1.5 The methodology used during the survey was the British Standard 5837 :2012 Trees in relation to design, demolition and construction – Recommendations.
- 2.1.6 The aim of the survey is to establish the quality of trees on site and determine which trees are of a good or moderate quality and are suitable for retention and justify protection, and trees which are poor or low quality and are unsuitable for retention.
- 2.1.7 The Tree Survey includes all trees which are within the red line boundary and trees which are adjacent to the site which could be potentially impacted by future development have been included where appropriate to do so.
- 2.1.8 Trees which form groups or areas of woodland have been considered as groups where the arboriculturist has deemed this appropriate.
- 2.1.9 It is often adventitious where practicable to assess the quality and value of such groups as a whole rather than individuals, however individual trees have been assessed as such which are within the group if it is appropriate to differentiate between them.

3 Statutory Protection and Guidance

National Planning Policy Framework (NPPF)

The NPPF assumes protection of all ancient woodland and veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists. In this respect ancient woodland is defined as an area which has been wooded continuously since at least 1600 AD and a veteran as a tree that because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value.

Under section 197 and 198 of the Town and Country Planning Act 1990, local planning authorities, when granting planning consent for development, have a duty to protect trees and woodlands, in the interests of amenity, from willful damage or removal through the use of planning conditions and TPO's.

Tree Preservation Orders & Conservation Area Designations

Works to trees which are covered by Tree Preservation Orders (TPO's) or those that are within a Conservation Area (CA) require permission or consent from your Local Planning Authority (LPA).

Section 211 of the Town and Country Planning Act 1990 relates to the preservation of trees within a Conservation Area. Under section 211 anyone proposing to remove, uproot or destroy any tree within a Conservation Area is required to give the Local Planning Authority (LPA) 6 weeks prior notice (A Section 211 notice).

It is necessary to obtain confirmation from the LPA of any TPO's or CA's upon the site and to follow the appropriate application procedure if tree surgery or any works are required in respect of protected trees.

No statutory protection check has been performed. BS5837 does not distinguish between trees which are subject to statutory protection such as a Tree Preservation Order (TPO) and those trees without. This is due to the fact that a detailed planning consent overrides any TPO protection. We do not seek to bias our findings and decisions in favour of protected trees over other trees without protection.

Protected Species - Birds

- It is a criminal offence under the Wildlife & Countryside Act 1981 to intentionally kill, injure or take any wild bird, or take or destroy their eggs or nest, or damage a nest while that nest is in use or being built. It is advised not to carry out any tree works during bird nesting season which in the UK falls between mid - March to the end of July.

Protected Species – Bats

- Mature trees often contain cavities, crevices and hollows, which are a potential habitat for roosting bats. Bats are afforded protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as under Schedule 2 of the Conservation of Species and Habitats Regulations 2010, and as such causing damage to a bat roost constitutes an offence.

Felling Licenses

- The Forestry Act (1967) requires that a felling license is obtained to remove trees amounting to more than five cubic metres of timber in a calendar quarter. The licenses are administered through the Forestry Commission and contravention of the associated controls can incur substantial penalties.

4 Arboricultural Impact Assessment

4.1.1 Issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- Potential conflicts of tree canopies of retained trees upon the proposed development;
- The likelihood of future remedial works to retained trees which are beyond usual management schedules.

4.1.2 To facilitate the proposed development incursion into the RPA's of T001, T002, T003, T004 & T019 will be required to construct and lay a new permanent hard surface pedestrian walkway and also within G001 to construct a new recreational seating area. Mitigation methods to ensure the appropriate level of protection is afforded upon the retained trees will be discussed within the Arboricultural Method Statement.

Trees to be removed

4.1.3 The implementation of the proposed development requires the removal of one no Category B tree (T018). This is to facilitate the construction of Block A to the east of the site.

Table 2: Number of individual trees to be removed

U	A	B	C
N/A	N/A	1no (T018)	0

Table 3: Number of groups to be removed

U	A	B	C
N/A	N/A	0	0

5 Tree Protection Measures

- 5.1.1 The following information sets out precursory considerations in determining the requirement for tree protection measures and in the assessment of development impact.

Root Protection Areas

- 5.1.2 As per BS 5837: 2012, a Root Protection Area (RPA) has been assigned to each tree or group of trees and is based on the stem diameter at 1.5m above ground level. This area represents the minimum area around each tree that must be left undisturbed to ensure its survival.
- 5.1.3 Tree roots are typically found in the first 600mm of soil and most of the fine roots that absorb nutrients and water are found close to the surface.
- 5.1.4 Root morphology is influenced by site conditions past and present (including roads, buried structures and underground services), soil type, drainage and topography. Due to these influencing conditions, tree roots may not be a circular area centered on the tree stem.

Ground Contamination

- 5.1.5 Storage areas for fuels and oils should not be located within 10 metres of any retained tree due to the risk of soil contamination caused by accidental spillage.
- 5.1.6 Care and attention should be taken particularly when working on or near slopes to avoid unintentional runoff of harmful materials into the rooting areas of retained trees.

Underground Utilities

- 5.1.7 No underground utility drawings have been provided and no assessment has been made to the position of tree roots and the likely location of any new utility services. It is therefore presumed for the purposes of this report that all new utilities will be positioned outside of the Root Protection Areas.
- 5.1.8 Where the installation of new services within the RPA of retained trees is unavoidable, appropriate work methods will be required in order to ensure that the safe long-term health and survival of the tree is maintained. This process will require additional consultation with the project arboriculturist before any works commence. An additional Arboricultural Method Statement may be necessary to implement these works effectively.

Ground Level Changes

- 5.1.9 A rise or reduction in ground level can have a serious implication on the longevity and health of the trees. Minor changes (up to 100mm) can be tolerated in some cases but largely dependent on the tree species, health, condition and growing environment.
- 5.1.10 Existing ground levels within the RPA should be maintained. No information regarding changes in ground level have been made available, it is therefore assumed that for the purpose of this report that all ground levels are to remain unchanged. . If changes are required within the RPA of retained trees then advice should be sought from the project arboriculturist and agreement with the LPA Tree Officer prior to any works taking place.

Drainage & Storm Water Run-off

- 5.1.11 Drainage and storm water run-off requires due consideration. This is to prevent excessive and/or polluted run-off into the rooting area of retained trees. Where possible any drainage of foul water should be directed away from the rooting area of the retained trees.
- 5.1.12 When using pile and void type foundations it is essential to prevent the desiccation of soil below the building by installing a rain water irrigation system from the down pipe of the guttering of the building and which lies in the void below. This allows the natural rain water to flow onto the covered rooting area thus preventing excessive soil desiccation. The irrigation system mimics the natural rainfall pattern delivering water which the trees would normally receive.

Construction Exclusion Zone

- 5.1.1 A Construction Exclusion Zone (CEZ) is a designated area where construction or activity of any kind is prohibited. There should be no storage of materials, parking of vehicles or machinery, loading or unloading of machinery in this area. The CEZ is denoted by the protective barrier fencing as detailed on the Tree Protection Plan on **Drawing 2** of this report.

6 New Landscaping

- 6.1.1 New soft landscaping is proposed site wide post construction.
- 6.1.2 It is recommended that designs and specifications should be sought from a landscape architect or other competent person and agreed with the Local Planning Authority prior to being carried out.
- 6.1.3 All new landscaping should be carried out to BS 4428: 1989 Code of practice for general landscape operations (excluding hard surfaces).

7 Recommendations

Pre-Construction Tree Care

- 7.1.1 All trees if required should receive such works as detailed under Recommendations in the Tree Survey Schedule in Appendix A.
- 7.1.2 All tree works must be carried out by suitably qualified and experienced contractors in accordance with British Standard 3998: 2010 'Tree work-Recommendations.

New Tree Planting

- 7.1.3 It is foreseeable that new tree planting will be required to mitigate the loss of trees associated to the site and should be carried out as per Planning Conditions state.
- 7.1.4 All new tree planting is an essential consideration to the future development of the site. Trees form the dominant elements of the landscape structure and an enhancement to the biodiversity of the site in the long term. Careful consideration should be given to their characteristics such as ultimate height, crown spread, form, habit and colour, density of foliage and maintenance implications.

New Landscaping

- 7.1.5 New sitewide soft landscaping is proposed throughout the development.
- 7.1.6 It is recommended that designs and specifications should be sought from a landscape architect or other competent person and agreed with the Local Planning Authority prior to being carried out.
- 7.1.7 All new landscaping should be carried out to BS 4428: 1989 Code of practice for general landscape operations (excluding hard surfaces).
- 7.1.8 Decisions regarding the location and selection of species of newly planted trees should be sought from a landscape architect or other competent person.

8 Qualifications

- ABC Level 4 Diploma in Arboriculture
- ABC Level 4 Certificate in Arboriculture
- Professional Tree Inspection (Lantra Awards)

Membership

- Technician member of the Arboricultural Association (TechArborA)
- Associate member of the Institute of Chartered Foresters

9 Bibliography

- British Standards 3998 (2010) *Tree work – Recommendations UK; British Standards Institution*
- British Standards 4428 (1989) Code of practice for general landscape operations (excluding hard surfaces).
- British Standards 5837 (2012) *Trees in relation to design, demolition and construction - Recommendations; British Standards Institution*
- Department for Leveling Up, Housing and Communities (2024). *National Planning Policy Framework*. Published 12 December 2024. Amended 7 February 2025. London: DLUHC.
- Hirons, A., & Thomas, P. (2017). *Applied Tree Biology*

APPENDECIES

Appendix A: Arboricultural Survey Data

Appendix B: Survey Methodology

Appendix C: Site Photographs

APPENDIX A: Arboricultural Survey Data

Ref.	Species	Structure	Num. Stems	Height	Ult. Height (m)	Stem diameter(s) (mm)	Combined Stem Diam	Life Stage	Rem. Contrib.	Comments	General Observations	Retention Category	North	East	South	West	Crown Clearance (m)	Lowest Branch Direction	RPA	Physiological Condition	Structural Condition	Recommendations
G001	Mixed species <i>(Mixed species)</i>	Group	100+	-	-	-	0	-	20+ Years	These trees will not have to be removed to facilitate a future development.	Mixed group of ash, willow, poplar and sycamore to South of site.Ash Dieback Infection Level 1: 0% to 25%	B1,2	-	-	-	-	-	-	Area: 872 sq m.	Fair	Fair	Coppice understorey trees within group back to boundary fence to reduce canopy overhang onto amenity area.
G002	Mixed species <i>(Mixed species)</i>	Group	100+	-	-	-	0	-	10+ Years	These trees will not have to be removed to facilitate a future development	Mixed linear group of poplar, sycamore, ash, privet and hawthorn.	C1,2	-	-	-	-	-	-	Area: 827 sq m.	Fair	Poor	Coppice understorey trees within group back to boundary fence to reduce canopy overhang onto amenity area.
G003	Mixed species <i>(Mixed species)</i>	Group	10+	-	-	-	0	-	20+ Years	These trees will not have to be removed to facilitate a future development	Mixed linear group consisting of sycamore, willow, ash, hawthorn.Ash Dieback Infection Level 1: 0% to 25%	B1,2	-	-	-	-	-	-	Area: 2322 sq m.	Fair	Fair	Coppice goat willows along edge of group to reduce crown overhang onto amenity area.
T001	Black poplar <i>(Populus nigra)</i>	Tree	1	13.0	28.0	870	870	Mature	10+ Years	This tree will not have to be removed to facilitate a future development.	Fair overall Physiological and Structural condition. Dead wood.	B1,2	11.0	11.0	10.0	8.0	4.0	S	Radius: 10.4m. Area: 340 sq m.	Fair	Fair	Protect trees with barriers during construction
T002	Black poplar <i>(Populus nigra)</i>	Tree	1	13.0	28.0	740	740	Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Fair overall Physiological and Structural condition. Dead wood.	B1,2	11.0	11.0	10.0	8.0	4.0	S	Radius: 8.9m. Area: 249 sq m.	Fair	Fair	Protect trees with barriers during construction
T003	Black poplar <i>(Populus nigra)</i>	Tree	1	13.0	28.0	720	720	Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Dead wood. Stem/limb decay. Fractured limbs - storm damage.	B1,2	11.0	11.0	10.0	8.0	4.0	S	Radius: 8.6m. Area: 232 sq m.	Fair	Fair	Protect trees with barriers during construction
T004	Sycamore <i>(Acer pseudoplatanus)</i>	Tree	1	13.0	22.0	320	320	Early Mature	20+ Years	This tree will not have to be removed to facilitate a future development	Fair overall Physiological and Structural condition.	B1,2	8.0	7.0	2.0	8.0	1.0	S	Radius: 3.8m. Area: 45 sq m.	Fair	Fair	Protect trees with barriers during construction
T005	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	650	650	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Fair overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	B1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 7.8m. Area: 191 sq m.	Fair	Fair	Protect trees with barriers during construction

APPENDIX A: Arboricultural Survey Data

T006	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	650	650	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Fair overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	B1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 7.8m. Area: 191 sq m.	Fair	Fair	Protect trees with barriers during construction
T007	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	350	350	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	C1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Fair	Poor	Protect trees with barriers during construction
T008	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	350	350	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	C1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Fair	Poor	Protect trees with barriers during construction
T009	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	350	350	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	C1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Fair	Poor	Protect trees with barriers during construction
T010	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	350	350	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	C1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Fair	Poor	Protect trees with barriers during construction
T011	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	350	350	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	C1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Fair	Poor	Protect trees with barriers during construction
T012	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	350	350	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	C1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Fair	Poor	Protect trees with barriers during construction
T013	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	350	350	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	C1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Fair	Poor	Protect trees with barriers during construction
T014	Black poplar <i>(Populus nigra)</i>	Tree	1	14.0	28.0	350	350	Early Mature	10+ Years	This tree will not have to be removed to facilitate a future development	Poor overall Physiological and Structural condition. Fractured limbs - storm damage. Dead wood.	C1,2	6.0	2.0	8.0	6.0	4.0	S	Radius: 4.2m. Area: 55 sq m.	Fair	Poor	Protect trees with barriers during construction.
T015	Sycamore <i>(Acer pseudoplatanus)</i>	Tree	1	14.0	22.0	300	300	Early Mature	20+ Years	This tree will not have to be removed.	Good overall Physiological and Structural condition.	B1,2	3.0	3.0	3.0	3.0	3.0	SW	Radius: 3.6m. Area: 41 sq m.	Good	Good	Protect tree with barriers during construction.

APPENDIX A: Arboricultural Survey Data

T016	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	3	14.0	22.0	300,280,200	457	Early Mature	20+ Years	This tree will not have to be removed	Good overall Physiological and Structural condition.	B1,2	3.0	3.0	3.0	3.0	3.0	SW	Radius: 5.5m. Area: 95 sq m.	Good	Good	Protect tree with barriers during construction
T017	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	1	14.0	22.0	850	850	Mature	20+ Years	This tree will not have to be removed	Good overall Physiological and Structural condition.	B1,2	5.0	5.0	5.0	5.0	3.0	SW	Radius: 10.2m. Area: 327 sq m.	Good	Good	Protect tree with barriers during construction
T018	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	2	12.0	22.0	300,350	461	Early Mature	20+ Years	This tree will have to be removed to facilitate a proposed future development.	Fair overall Physiological and Structural condition.	B1,2	3.0	5.0	5.0	4.0	3.0	S	Radius: 5.5m. Area: 95 sq m.	Good	Fair	Remove tree.
T019	Sycamore (<i>Acer pseudoplatanus</i>)	Tree	3	12.0	22.0	400,370,210	584	Early Mature	20+ Years	This tree will not have to be removed	Fair overall Physiological and Structural condition. Dead wood.	B1,2	3.0	3.0	4.0	5.0	1.0	W	Radius: 7.0m. Area: 154 sq m.	Good	Good	Protect tree with barriers during construction

APPENDIX B: SURVEY METHODOLOGY

SURVEY METHOD

REF: Notional ID given to each tree or group of trees

SPECIES: Common name is given. Latin name may also be given to aid clarification if required

NUMBER of STEMS: Number of stems arising from below 1.5 metres

HEIGHT IN METRES: Top height of tree measured in metres

ULT HEIGHT: Tree species ultimate growing height in metres

STEM DIAMETER (mm): Single stemmed trees are measured at 1.5 metres above ground level & recorded in millimetres.

COMBINED STEM DIAMETER (mm): For multi-stemmed trees an average of all stems is measured at 1.5 metres above ground level and recorded in millimetres.

LIFE STAGE: Y= Young trees - less than 1/3 normal life expectancy

SM= Semi-Mature trees - 1/3 to 2/3 normal life expectancy

M= Mature trees -over 2/3 normal life expectancy

OM= Over mature trees - beyond usual life expectancy

REMAINING CONTRIBUTION IN YEARS: Trees estimated life expectancy

COMMENTS: An evaluation of potential impacts on the tree prior to proposed construction

GENERAL OBSERVATIONS: A brief description of the tree with comments on form, vitality, any significant defects or ill health along with structural and physiological condition.

RETENTION CATEGORY:

A=Trees of High Quality & Value

B=Trees of Moderate Quality & Value

C=Trees of Low Quality & Value

U=Trees to be Removed or Felled

SPREAD: Crown spread (North/East/South/West) measured in metres from centre of trunk

CROWN CLEARANCE: Height of growth of first significant living branch

LOWEST BRANCH DIRECTION: Direction of growth of first significant living branch

RPA: The RPA is allocated to ensure a sufficient area around the tree is left undisturbed during development. It is provided as an area (m²) and as a radius of a circle in metres, and typically plotted from the centre of the tree.

APPENDIX B: SURVEY METHODOLOGY

Survey Method Cont'd

PHYSIOLOGICAL CONDITION: Overall physiological condition of tree, group or hedge, *Good, Fair, Poor*.

STRUCTURAL CONDITION: Overall structural condition of tree, group or hedge, *Good, Fair, Poor*.

RECOMMENDATIONS: Recommendations for pre, during and post development tree works taking into account the tree or group attributes without bias to the proposed development.

APPENDIX B: SURVEY METHODOLOGY

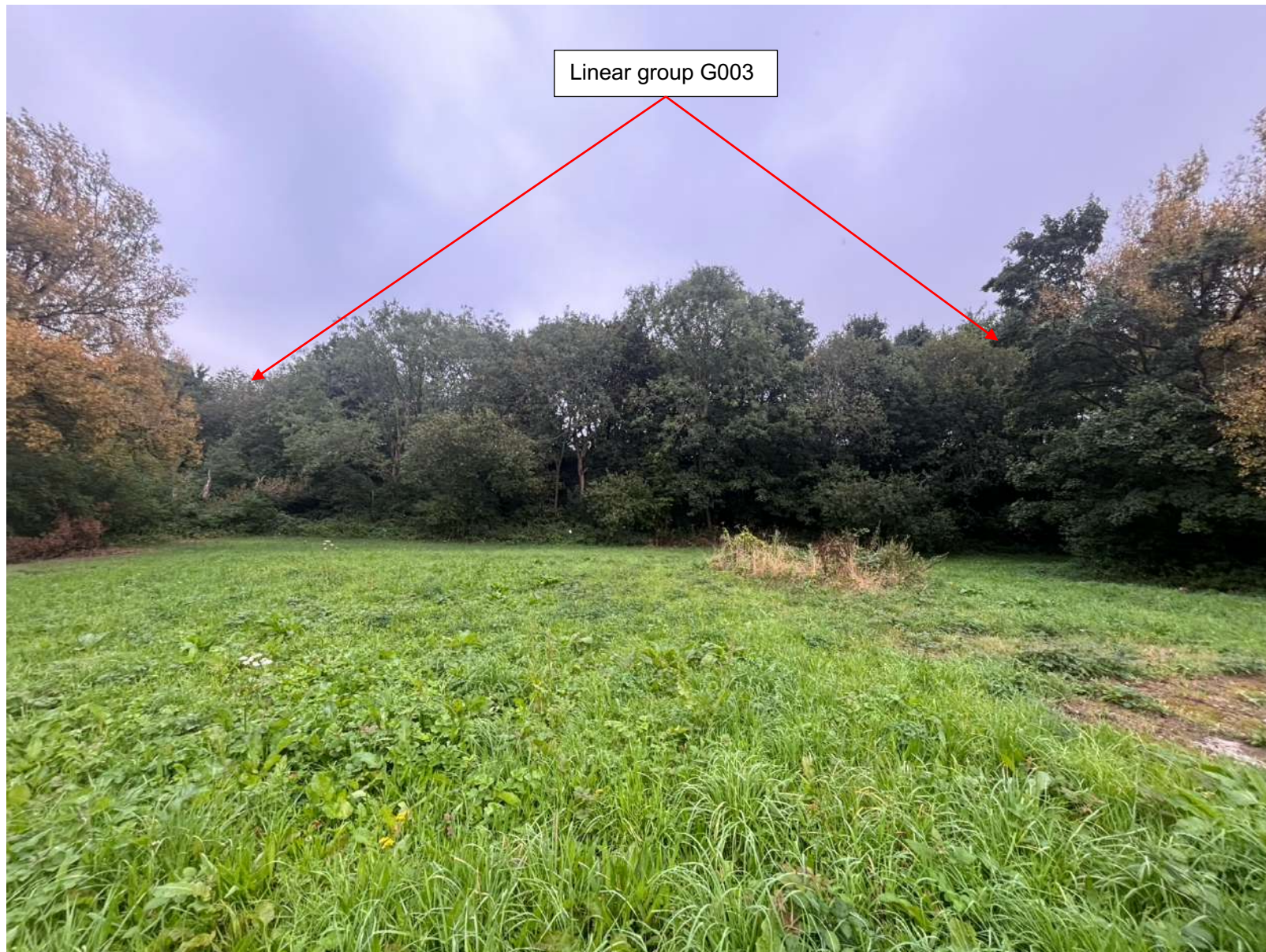
Table 4: BS 5837: 2012 Tree Quality Categorisation Chart

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
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)	See Table 2
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 remediable 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 value	See Table 2
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	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

APPENDIX C: SITE PHOTOGRAPHS



APPENDIX C: SITE PHOTOGRAPHS



APPENDIX C: SITE PHOTOGRAPHS



DRAWINGS

Drawing 1 – Tree Constraints Plan

Drawing 2 – Tree Protection Plan



Drawing 2: Tree Protection Plan



This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or displayed by or to any third party without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, modification of any components and setting of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship is to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural, Mechanical, Electrical, and Services Engineering and Specification.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE, because of the duration of the work on site and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to notify the business of the party walls prior to commencement of the proposed works.

Schedule of Accommodation:

Block 1			
A	283P Apartment	61-68	657-732 17
Block 2			
B	182P Cottage	50-55	538-592 8
Total			25

Car Parking - 25no spaces - 100%
Cycle Spaces - 26no spaces - 100%

Note: cycle parking is proposed as a double rack system underground provision storage

Part M Compliance:

Block 1 -
6no units at M4(1)
6no units at M4(2)
2no units at M4(3)

Block 2 -
6no units at M4(1)
2no units have internal compliance but stepped access due to levels on site.

Note: For further details and layout please see both corresponding floor plans for each block.

Key:

- 500mm metal railings
- 500mm timber fence
- 1800mm timber fence
- Retaining wall to engineers specification

Note: Where double lines are shown the 500mm fence will be placed on top of the corresponding wall to make up 1800mm from the highest FFL.

TREE PROTECTION PLAN KEY

- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Road Protection Area (PPA)
- Trees to be removed
- Protective barrier fencing

N

SITE:	Tan Yard Brow
CLIENT:	Franstep Ltd
TITLE:	Tree Protection Plan
DATE:	13/11/2024

NORTH WEST TREE CONSULTANCY LTD

W: www.northwesttreeconsultancy.co.uk

E: nw@northwesttreeconsultancy.co.uk

T: 07562986946

Note:
Site is subject to confirmation of levels from the engineers to determine any significant levels or existing road problems.

Revisions			
Rev	Description	Check	Date
1	Part M compliance per advice		26.06.2024
2	1800mm timber fence to Block 1		26.07.2024
3	Revised tree codes		27.08.2024
4	Revisions to ensure compliance to follow BS5823:2016		26.09.2024
5	Tree protection plan for Block 1/2/3/4/5		22.09.2024
6	Minor car parking and TPO where possible		26.11.2024

FRANSTEP

Franstep Ltd

13/11/2024

Tan Yard Brow

Site Layout

SCALE:	DATE:	BY:	CHKD:	APPD:
1:200	31/10/2024	KB		GRF
DESIGNED BY:	DATE REVIEWED:			
R0003-01				G



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Assessment and Report carried out by: **Robert A. Goodwin**

North West Tree Consultancy Ltd

W: www.northwesttreeconsultancy.co.uk

E: info@northwesttreeconsultancy.co.uk

