TREE SOLUTIONS



Arboricultural Impact Assessment

101 Queens Road, Cheetham Hill, Manchester

Prepared for:

CREATE IT STUDIOS

Our Ref: 25/AIA/MAN/47

September 2025

T 07766 774508 • E info@tree-solutions.co.uk

Tree Solutions Ltd • Registration in England & Wales • Company No. 04548951

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1.0 INSTRUCTION

1.1 We have been instructed by Create It Studio (the agent) to undertake an Arboricultural Impact Assessment (AIA) to evaluate the proposed development in relation to existing trees on site. This assessment has been carried out in accordance with the principles and guidance set out in British Standard 5837:2012 *'Trees in Relation to Design, Demolition and Construction – Recommendations'*.

1.2 We have been instructed to prepare this report to assist all parties involved in the planning process in making informed and balanced judgements regarding arboricultural features in relation to the proposed development on land at 101 Queens Road, Cheetham Hill, Manchester. Accordingly, all trees within influencing distance of the proposed works both on-site and on adjacent land have been surveyed. These trees are detailed within the Tree Survey Schedule (Appendix 1) and are plotted on all relevant accompanying plans.

1.3 A Stage 1 tree survey was carried out in September 2025 by Alistair Henderson, Principal Consultant at Tree Solutions Ltd. The appraisal of the mechanical integrity of the trees on site is considered sufficient to inform the current development proposal.

1.3.1 The assessment was conducted from ground level and did not involve any invasive investigations. Consequently, the potential presence of concealed or subsurface defects cannot be fully ruled out. While the primary purpose of the survey was not to assess tree safety, any obvious structural defects considered significant in the context of the existing or proposed land use have been recorded.

1.3.2 It should be noted that detailed tree safety inspections fall outside the scope of this report, unless such assessments were explicitly instructed in writing.

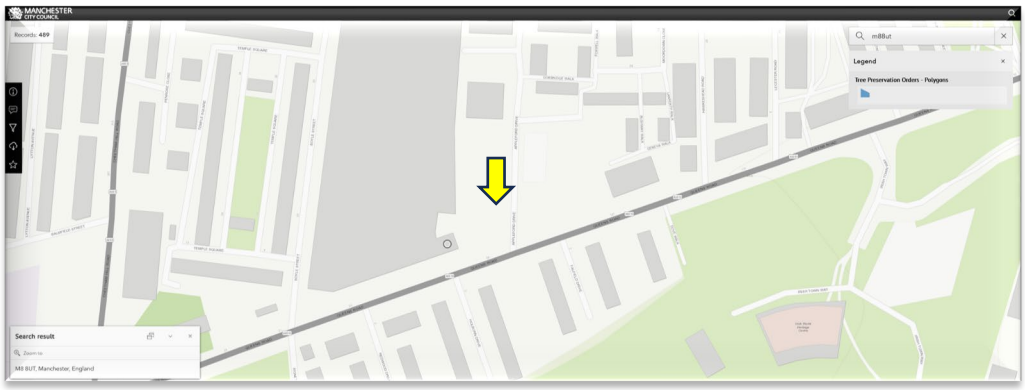
1.4 One individual tree (T1) and five groups (G1-G5) were surveyed and mapped on a Preliminary Tree Constraints & Impact Assessment Plan Ref: 25/AIA/MAN/47, Drawing No. 1 & 2 at ***Appendix 2***. All arboricultural information recorded during the survey is presented within a schedule at ***Appendix 1***.

1.5 The Arboricultural Impact Assessment is based on the proposed site layout plan, Drawing No: A1480(02)AP002 (Rev P4), provided by Create It Studios.

2.0 STATUTORY CONTROLS & PLANNING POLICY

2.1 A search of the Manchester City Council (MCC) interactive mapping system has confirmed that no trees on or adjoining the site are subject to a Tree Preservation Order (TPO) and the land does not lie within a designated Conservation Area. Statutory consent from the Local Planning Authority is therefore not required prior to undertaking any proposed tree works.

2.2 The planning application will be assessed against the policies contained within the Manchester City Council Local Plan and the National Planning Policy Framework (2024).



P1 – Extract from MCC interactive map showing no protected trees

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2.2 Protected Species

2.2.1 Mature trees often feature cavities, crevices, and hollows that provide potential roosting or nesting sites for protected species, notably bats and barn owls. Both species are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), as well as The Conservation of Habitats and Species Regulations 2017 (as amended), which incorporates the provisions of the former 2007 Regulations. Any works affecting such trees must be preceded by appropriate ecological surveys and, if necessary, mitigation measures to ensure legal compliance.

2.3 Wildlife Habitats

2.3.1 Trees and hedgerows of various species offer valuable nesting habitat for a wide range of birds. It is likely that nesting birds will be present on site during the breeding season, typically from March to September. As such, any vegetation clearance or tree works during this period should be preceded by a nesting bird check conducted by a suitably qualified ecologist. Works should be delayed if active nests are identified, in line with wildlife protection legislation.

3.0 THE SITE

3.1 The application site comprises an unmanaged parcel of land at the corner of Queens Road and Appleford Drive. The site has been naturally colonised by pioneer species including Goat Willow, Elder, Birch and Ash, arising through the absence of any recent management. Boundary trees have caused significant displacement of the adjacent brick wall, with several sections now missing. The trees present are of limited arboricultural merit, with no realistic long-term value or viability to the site. Their removal would allow for replacement planting, either within the site or off-site, to deliver more appropriate and sustainable landscape and amenity benefits.



P2 – Site viewed from Appleford Drive



P3 – Internal site - naturally regenerated scrub

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4.0 DEVELOPMENT PROPOSAL

4.1 The proposal comprises the construction of a residential apartment block with associated vehicular access and parking. The scheme has been designed to respond sensitively to the character and constraints of the site, while delivering a high quality, functional and visually cohesive form of residential development.

5.0 GENERAL CONSTRAINTS DATA - CONSTRUCTION EXCLUSION ZONES (CEZ's)

5.1 GENERAL

5.1.1 *During the development process, there may be three or even four key constraints to consider in relation to retained trees. These include:*

1. ***Construction Exclusion Zones (CEZ):*** *Areas around retained trees where no construction activity, ground compaction, or material storage is permitted, to protect the root system and overall tree health.*
2. ***Crown Protection Areas (or CEZ 2):*** *Above-ground space required to accommodate the tree's existing and future crown spread, including allowances for safe working distances and potential pruning limits.*
3. ***Root Protection Areas (RPA):*** *Below-ground zones defined to safeguard the tree's root system, as per BS5837:2012 guidelines, where development and soil disturbance are strictly limited.*
4. ***Working Space Buffers (if applicable):*** *Additional space around CEZ or RPA boundaries required to ensure safe access for construction personnel and machinery, without compromising tree protection measures.*

5.2 ROOT PROTECTION AREA (RPA)

5.2.1 The Root Protection Area (RPA), expressed in square metres (m^2), must be protected both prior to and throughout any demolition or construction activities. This protection is essential to ensure the successful retention of trees by safeguarding a sufficient quantity of viable, functioning roots.

The RPA is derived from a radial measurement taken from the centre of the tree stem. For single-stemmed trees, this is calculated by multiplying the stem diameter (measured at 1.5 m above ground level) by a factor of 12. For multi-stemmed trees, the calculation is based on the formula: (mean stem diameter^2) × number of stems**.**

5.2.2 During the Arboricultural Impact Assessment (AIA) process, this radial distance is converted by the Arboriculturalist into an actual area to be protected, considering the specific site conditions and any environmental or developmental influences that may have impacted the tree's rooting pattern.

Initially, the RPA for each tree should be represented as a circle centred on the base of the stem. However, where site conditions suggest asymmetric rooting due to factors such as physical obstructions, topography, or historic ground disturbance a polygon of equivalent area may be substituted. Any deviation from a circular RPA must be underpinned by a robust arboricultural assessment, accurately reflecting the likely distribution of roots.

5.2.3 The Root Protection Area (RPA) must be safeguarded through the installation of appropriate tree protection fencing prior to the commencement of any demolition or construction activities on site. This fencing should remain in place and be respected for the duration of the works.

A strict prohibition on potentially harmful activities within the RPA must be observed. These include, but are not limited to:

- Mechanical excavation
- Soil stripping
- Fire lighting
- Storage of materials, equipment, or waste
- Ground level reduction
- The installation of impermeable or excessively sealed surfaces

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Where construction activity is proposed in close proximity to retained trees or within the RPA, additional protective measures may be required. These may include the use of temporary ground protection to prevent soil compaction, or the implementation of special engineering solutions such as elevated surfaces or low-impact foundations designed to minimise disturbance to the rooting environment.

5.3 CEZ 2: TREE CROWN PROTECTION ZONE

5.3.1 The Tree Crown Protection Zone (CEZ 2) is the area above ground occupied by the crown of a tree, with additional allowance for safe working space and, where appropriate, anticipated future growth. The extent of CEZ 2 is determined by considering the current and projected crown spread, considering any acceptable level of pruning.

5.3.2 This is not applicable, as all trees within the site are proposed for removal.

5.4 CEZ 3: TREE DOMINANCE ZONE

5.4.1 This is not applicable, as all trees within the site are proposed for removal.

5.5 CEZ 4: NEW PLANTING ZONE

5.5.1 Appropriate small fastigiate tree species will be planted within the internal landscape areas to provide a visual amenity for future residents. This approach ensures new trees can be accommodated without creating future dominance or conflict with the proposed built form, while contributing positively to the overall landscape character.

6.0 SURVEY METHODOLOGY

6.1 The method used in the preparation of this report is based on the principles of BS 5837: 2012.

1. Tree heights were surveyed to the nearest 1m
2. Trunk diameters were measured by use of forestry girth tape
3. The category assessment (Table 1) on which the trees is based include current and long-term arboricultural, landscape, cultural and conservation values (BS5837: 2012). This table can be found at ***Appendix 1***
4. For clarity, the grading system is summarised from ***Table 2*** of the BS as follows:

U grade – trees for removal, effective for less than 10 years

A grade – trees of high quality and value, effective for more than 40 years

B grade – trees of moderate quality and value, effective for more than 20 years

C grade – trees of low quality and value, effective for 10 years

Note: We have indicated colour coding on the drawing and therefore a monochrome copy should not be relied on.

6.2 SOIL ASSESSMENT

6.2.1 A soil assessment should be undertaken by a competent person to inform decisions relating to:

- the root protection area (RPA)
- tree protection
- new planting design; and
- foundation design to take account of retained, removed and new trees (potential soil subsidence/heave)

Tree Solutions do not undertake soil assessments, and the client is advised to seek specialist advice in this respect.

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7.0 JUXTAPOSITION OF TREES AND STRUCTURES

7.1 Below ground constraints

7.1.1 The below ground constraints are generally summarised as the root protection area (RPA). The shape of the RPA and its exact location will depend upon arboricultural considerations including likely tolerance of the tree to root disturbance; morphology and disposition of the roots when known influenced by past or existing site conditions; soil type and structure; and topography and drainage.

7.1.2 The purpose of the Root Protection Areas (RPAs) is to prevent physical damage to tree roots and to prevent damage to the soil structure. Tree roots are damaged by soil compaction, changes in soil levels or soil contamination which could reduce tree health and/or stability.

7.1.3 In accordance with BS 5837:2012, the RPAs have been determined based on stem diameter measurements and adjusted to reflect on-site conditions that are likely to influence root morphology. Root development is affected by both site topography and the physical characteristics of the soil or substrate. Where trees are located adjacent to existing hard surfaces or below-ground obstructions, lateral root spread may be constrained due to compacted subgrades and structural barriers.

7.1.4 The Root Protection Areas (RPAs) of all trees have been plotted as standard circular radii from the base of each tree, as there is no evidence of subsurface constraints or barriers that would inhibit typical radial root development.

7.2 Underground Services

7.2.1 This is not applicable, as all trees within the site are proposed for removal.

8.1 Arboricultural Impact Assessment Summary

8.1.1 A detailed tree survey was undertaken by Tree Solutions Ltd in accordance with the methodology prescribed in *BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations*. All arboricultural features within and immediately adjacent to the application site were recorded, including species, dimensions, physiological and structural condition, and categorisation in line with the standard's classification criteria (Table 1). Root Protection Areas (RPAs) were calculated for each relevant tree and plotted on a Tree Constraints Plan to inform the early stages of site design. This was subsequently developed into a Tree Constraints and Impact Assessment Plan to evaluate the arboricultural implications of the proposed development.

8.1.2 To facilitate the proposed development, the removal of all existing on-site trees will be required. The site has become naturally colonised by pioneer scrub species, establishing in the absence of management. These self-seeded trees and shrubs are typically of low arboricultural quality, short-lived, and provide little long-term landscape or amenity value. In many cases, such colonisation can constrain beneficial redevelopment without contributing meaningfully to the wider green infrastructure.

8.1.3 The proposed scheme will deliver a high-quality residential apartment block on an underutilised inner-city site, making a valuable contribution to local housing supply and regeneration objectives. The removal of colonised scrub is therefore considered necessary to facilitate efficient land use in line with local and national planning policy, which seeks to prioritise sustainable development on previously developed land.

8.1.4 Opportunities for meaningful replacement planting within the site are limited due to its urban form and density. However, new soft landscaping will be incorporated wherever practicable to maximise amenity and biodiversity benefits, and the design will ensure that retained open space is of high quality and functional for residents. Where on-site replacement cannot be achieved in full, contributions towards off-site planting and green infrastructure enhancement may be considered through the planning process to ensure no net loss of canopy cover and biodiversity value.

8.1.3 In this context, the removal of low-quality naturally colonised scrub represents an appropriate and justifiable intervention to enable redevelopment of the site, while wider landscape and biodiversity objectives can be met through a combination of on-site enhancements and potential off-site mitigation.

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P3 – Goat Willow scrub displacing boundary wall along Queens Rd



P4 – Unkempt site viewed from NE

9.0 PROPOSED REVISIONS TO THE SCHEME

9.1 It is recommended that any proposed revisions to the scheme which may have implications for retained trees, or their associated Root Protection Areas should be referred to us for review and comment. This will ensure that appropriate arboricultural advice is provided at the earliest opportunity and that the scheme remains compliant with *BS 5837:2012* and best practice guidance throughout its implementation.

10.0 CONCLUSIONS

10.1 BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations provides the recognised framework for assessing, retaining and protecting trees on development sites. The proposed development has been progressed in accordance with this guidance and relevant national and local planning policy through the following key measures:

- Arboricultural advice was sought at an early stage, with a Phase 1 Preliminary Tree Survey commissioned to inform layout and design decisions
- The site is currently occupied by naturally colonised scrub of low arboricultural quality, which provides little long-term landscape or amenity value.
- Removal of this vegetation is necessary to deliver regeneration benefits, including the provision of new residential apartments on previously developed urban land, in line with the objectives of the NPPF.

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- Opportunities for meaningful on-site replacement planting are limited due to the site's constrained nature; however, soft landscaping will be incorporated where practicable, and off-site mitigation can be considered through the planning process to ensure no net loss of canopy cover.
- The development has been designed to ensure that no moderate- or high-quality trees are impacted and that the scheme accords with best practice in respect of tree protection.

11.0 LIMITING CONDITIONS

Unless stated otherwise, the following conditions apply:

- The information contained in this report pertains only to the trees that were inspected and reflects their condition at the time of the survey.
- The findings and recommendations within this report are considered valid for a period of two years from the date of inspection.
- The inspection was limited to a visual assessment from ground level only. No invasive investigations—such as dissection, excavation, probing, or coring—were undertaken. As such, no warranty or guarantee, express or implied, is offered that undetected issues may not arise in the future.
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Appendix One

Tree Survey Schedule

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TREE SURVEY SCHEDULE (BS5837: 2012)

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SITE:	101 QUEENS ROAD, CHEETHAM
CLIENT:	CREATE IT STUDIO
BRIEF:	ARBORICULTURAL IMPACT ASSESSMENT

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	18/09/2025
VIEWING CONDITIONS:	CLEAR
JOB REFERENCE:	25/AIA/MAN/47

TREE NO. T - Tree G - Group H- Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m) N	S	E	W	STEM/ MULTI-STEM* DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m^2)
T1	Elder	EM	7 1E	2.5	1	1.5	2	160x3 120x2 (342)	G	• Multi-stemmed shrub that abuts inner face of boundary brick wall and causing structural displacement • Naturally colonised due to lack of any site management • No existing or future value/viability • E.R.C.0	• Remove as part of site management irrespective if development proposal	C3	4 50m²
G1	Birch	Y	≤7 1	1.5	1	1.5	1	≤100	G	• Naturally colonised small trees on boundary • Tree of no significant value • E.R.C.0	• Remove for development	C3	1 4.5m²
G2	Goat Willow	SM	≤6 0	2.5	3	3	2	50x8 (141)	G	• Multi-stemmed from past coppice • Low value self-set scrub • E.R.C.0	• Remove for development	C3	1.5 10m²
G3	White Poplar	Y	6	1.5	1.5	1.5	1.5	20	G	• Small diameter self-set suckers • E.R.C.0	• Remove	C3	0.5
G4	Goat Willow	Y	≤5 0	1.5	1.5	1.5	1.5	60	G	• Naturally colonised small trees on boundary • Growing within cracks left by displaced and dilapidated boundary wall • E.R.C.0	• Remove as part of site management irrespective if development proposal	C3	1 1.5m²
G5	Ash	Y							MD	• Moribund Ash suckers – Chalara Ash Dieback	• Remove	U	N/A

HEADINGS & ABBREVIATIONS

TREE NO.	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
SPECIES:	COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
AGE RANGE/LIFE STAGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
CROWN CLEARANCE & DIRECTION OF GROWTH:	HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIA/MULTI-STEM DIA:	STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:	RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
BS 5837CATEGORY & SUB-CATEGORY GRADING:	A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
BS 5837 RADIUS & BS 5837 RPA:	PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M^2) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

Table 1 **Cascade chart for tree quality assessment**

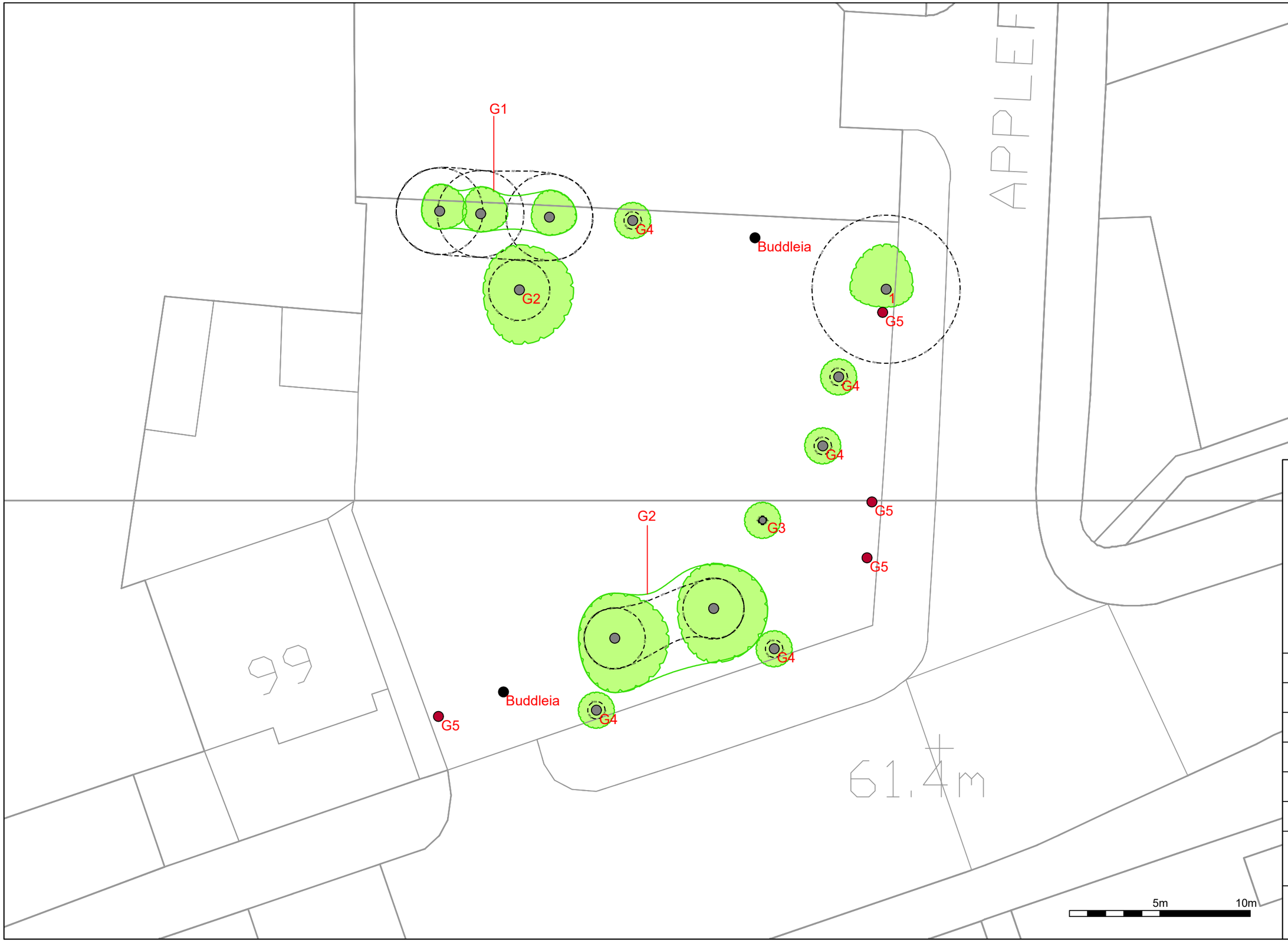
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			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

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Appendix Two

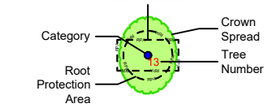
Preliminary Tree Constraints Plan

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Legend

Root Protection Area
Modified to Account for
Site Features



- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked have approximate locations.

Client:
Create It Studio (NW) Ltd

Project:
101 Queens Road, Cheetham Hill, Manchester, M8 8UT

Title:
Preliminary Tree Constraints Plan

Scale:	Date:
1:200 @ A3	September 2025
Drawn By:	Revision:
NB	----
Job Ref:	Drawing No:
25/AIA/MAN/47	01

Do not scale from this drawing all dimensions to be checked on site.

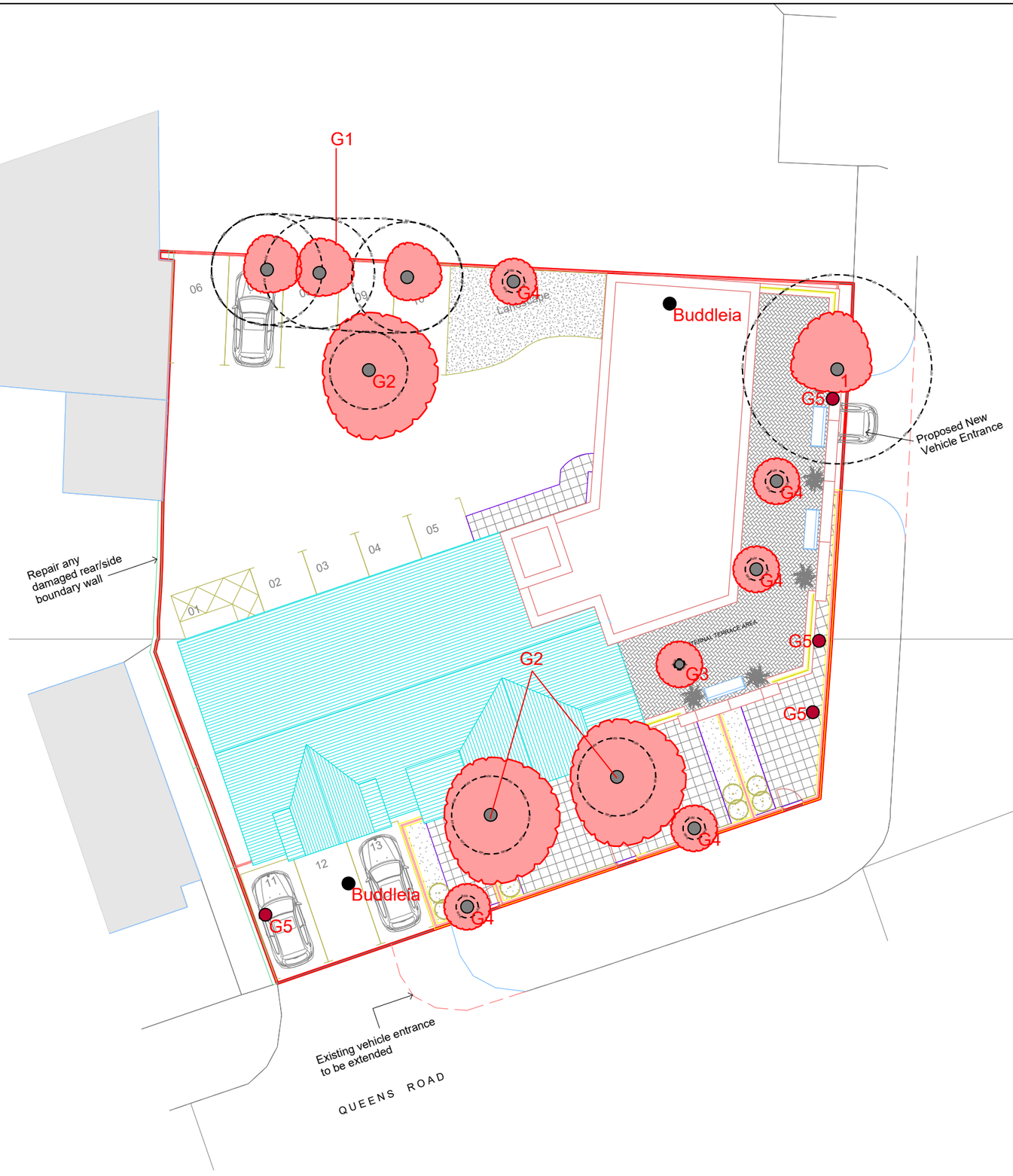
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E: info@tree-solutions.co.uk T: 07766 774508
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Appendix Three

Impact Assessment Plan

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Legend

Root Protection Area
Modified to Account for
Site Features

Category
Crown Spread
Tree Number
Root Protection Area

- Category A (High Quality)
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Dead/Dying/In Decline)
- Tree Proposed for Removal

NOTE: Tree/group numbers marked have approximate locations.

Client:
Create It Studio (NW) Ltd

Project:
101 Queens Road, Cheetham Hill, Manchester, M8 8UT

Title:
Arboricultural Impact Assessment

Scale:	Date:
1:200 @ A3	September 2025
Drawn By:	Revision:
NB	----
Job Ref:	Drawing No:
25/AIA/MAN/47	02

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