ARBORICULTURAL IMPACT ASSESSMENT

SITE LOCATION
Moss Lane East
Manchester
M14 4PQ

ISSUE DATE
27th March 2025

SEED REF
1933-AIA-V1-A

CLIENT
Cheshire Homes Group

ARBORICULTURAL CONSULTANCY

SEED-ARB.CO.UK

DOCUMENT CONTROL

Date	Author	Checked	Revision
27.03.2025	Sam Selwyn *Dip Arb L4 (abc), TechArborA*	SO	A

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LIMITATIONS

The contents of this report are valid at the time of writing. SEED Arboriculture Ltd shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of trees, this report is valid for a period of 12 months.

Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.

The tree survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. This report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a tree risk assessment.

This is not an ecological report. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Species and Habitat Regulations 2017 make it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Where the presence of birds or bats is suspected, a qualified ecologist or Natural England should be contacted for advice.

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Tree Constraints Plan

Ref: 1933-TCP-001-A

Arboricultural Impact Plan

Ref: 1933-AIP-002-A

Tree Protection Plan

Ref: 1933-TPP-003-A

1. Introduction

Background & Instruction

1.1.1. This report has been prepared by Sam Selwyn *Dip Arb L4 (abc), TechArborA,* Arboricultural Consultant at SEED Arboriculture Ltd. Sam is a Technician Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Code of Conduct. Sam also holds the LANTRA award in Professional Tree Inspection.

1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by SEED Arboriculture Ltd on behalf of Cheshire Homes Group in support of a planning application for a purpose-built student accommodation (PBSA) development at Moss Lane East, Manchester, M14 4PQ (hereafter referred to as the 'site').

1.1.3. The planning application is to be submitted to Manchester City Council (MCC).

Purpose

1.1.4. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

1.1.5. This AIA report:

- Provides the baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
- Evaluates the direct and indirect impacts of the Proposed Development upon the existing trees.
- Where necessary, provides details of mitigation and tree protection, including a Draft Tree Protection Plan.

Site Description

1.1.6. The site is located at the UK National Grid Reference (SJ 84637 95675) in the urban centre of Manchester, near the city's university. It includes an existing residential building, a car park to the south, footpaths, and a grassed amenity area. Young trees, part of the original landscaping, are positioned along the northern boundary, while off-site trees from the adjacent property overhang the eastern boundary. The topography of the site is level. The main vehicular access to the site is via Acomb Street on the western boundary.

1.1.7. The indicative application boundary is illustrated on the Site Location Plan (**Appendix 1**).

Reference Documents

1.1.9. *Table 1* provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Land Survey	S24-0270	JLP Surveying	April 2024
Landscape Planning Concept	5520 Rev. A	DEP Landscape Architecture	March 2025

2. Planning Policy and Legislation

National Planning Policy Framework (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. **Paragraph 136**

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

2.1.3. **Paragraph 187 (b & d)**

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; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

2.1.4. **Paragraph 193**

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles: If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

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.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Planning Policy

2.1.5. The Core Strategy 2012-2027 is the adopted key document in the Manchester Local Plan and is the basis for determining planning applications. This strategy document sets out the overall vision and planning strategy for development in the borough. The following policies and supplementary guidance documents have been considered in this AIA:

- Policy EN 8 - Adaptation to climate change
- Policy EN9 - Green infrastructure
- Policy EN 15 - Biodiversity and Geological Conservation
- Guide to Development in Manchester Supplementary Planning Document and Guidance 2007.

Statutory Tree Protection & Designations

2.1.6. Manchester City Council were contacted on 26th March 2025 to determine whether any of the trees on the site are afforded statutory protection in the form of a Tree Preservation Order (TPO). As of the time of writing this AIA, no response has been received.

2.1.7. The site is **not** positioned within a local conservation area.

2.1.8. **No** Ancient Woodland[1] designations are present upon or adjacent to the Site.

Felling Licence

2.1.9. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for "Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)"

2.1.10. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.

2.1.11. **All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

[1] Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website (https://magic.defra.gov.uk/MagicMap.aspx) has been used to search for ancient woodland on or adjacent to a site.

3. Baseline Tree Survey

3.1.1. The tree survey was undertaken on 4th March 2025 by Sam Selwyn *Dip Arb L4 (abc), TechArborA,* Arboricultural Consultant at SEED Arboriculture Ltd

3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.

3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 3**) together with details of the constraints to new development in accordance with BS5837, including:

- Tree Retention Category
- Root Protection Areas (RPAs)
- Tree Canopy Spreads

3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 2**), including reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

Tree Survey Summary

Trees

3.1.5. The survey recorded 9no. individual trees, comprising of 1no category B and 8no. category C retention value.

3.1.6. The majority of trees are young and are positioned adjacent to the northern site boundary. Two larger offsite individual trees were recorded and overhang the eastern boundary towards the rear of the site.

Groups

3.1.7. The survey recorded 1no. tree group assigned category C retention value.

3.1.8. This offsite group overhangs the eastern site boundary and consists of Buddleia, Lime, Elder and Prunus species.

Survey images follow this page:

Tree Survey Images



Figure 1 - View of linear group of young trees: T2 – T7.



Figure 2 - View of offsite T8 (Common lime). Decline observed in the canopy.



Figure 3 – View of vertical clearance from T9.



Figure 4 – View of G1 & T9.

4. Impact Assessment

4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plan (**Appendix 3**).

4.1.2. All trees proposed for removal are illustrated with a red canopy outline on the Arboricultural Impact Plans at **Appendix 3.**

4.1.3. Table 2 details the tree removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

	Retention Category				Total
	A	B	C	U	
Trees to be removed for Proposed Development	-	-	T1, T2, T3, T4, T5, T6, T7	-	**7**
Total	**-**	**-**	**7**	**0**	**7**

4.1.4. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable.

4.1.5. All trees to be removed are of low arboricultural value and offer site-level contribution only.

4.1.6. The proposed tree removals are not considered to be of a detrimental impact to the character and appearance of the site, nor the wider amenity of the area. New tree planting will be secured through the delivery of a comprehensive landscaping scheme.

Root Protection Areas (RPAs)

4.1.7. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.

4.1.8. The RPA is an area in which no groundworks should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.

4.1.9. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at **Appendix 3**.

New RPA Incursions

4.1.10. The Proposed Development has been designed with consideration of the existing tree constraints. However, the proposals result in new RPA incursions as summarised below:

- **T8 (Common lime)** - New incursion of 32.6m^2 within a total of 92m^2 RPA - 35% new incursion for the proposed bike store.

  Mitigation - Sensitive work within RPA using hand tools.

- **T9 (Common beech)** - New incursion of 18.9m^2 within a total of 48m^2 RPA - 39% new incursion for the proposed bin store.

  Mitigation - Sensitive work within RPA using hand tools.

4.1.11. At the time of writing, the detailed construction design for the bin and bike store is not yet available. It is assumed that a lightweight canopy and a paved surface will be installed built over a shallow subbase. The brick boundary wall, along with its foundations, is located within the Root Protection Area (RPA) of both trees, which would have limited the root spread from the offsite trees into the site. A tarmac carpark occupies a large proportion of the rooting environment further east. No surface rooting was identified within the grassed area of the site beneath the tree canopies.

4.1.12. New incursions into the RPAs are not considered to present a harmful impact to the health and vitality of the trees, subject to a sensitive working methodology. The final construction detail shall be included within a detailed Arboricultural Method Statement (AMS) secured through a robust planning condition. Additional engineering solutions are not considered appropriate in this instance. Vegetation removal within the RPAs will be carried out using hand tools under arboricultural supervision. This will ensure that foreseeable damage does not occur during this phase of the development.

Facilitation Tree Pruning

4.1.13. In order to provide sufficient clearance for construction and future use of the Proposed Development, trees may require minor pruning work to be carried out.

4.1.14. Required tree pruning is likely to include the following:

- **G1** - Tip reduce lateral branches by c.1-2m that interact with the bin store.
- **T8** - Crown lift low branches that overhang the side to a height of 4m to facilitate bike store construction.
- **T9** - Crown lift low branches that overhang the side to a height of 4m to facilitate bin store construction.

4.1.15. A final specification for facilitation tree pruning should be determined by the Arboricultural Clerk of Works (ACoW) following a pre-commencement site meeting with the appointed contractor.

4.1.16. Further requirements for facilitation pruning may be identified during the course of construction and should be addressed by ongoing liaison with the ACoW.

4.1.17. Any arboricultural works shall be carried out by suitably qualified, insured, and experienced professionals working to BS3998:2010 Tree Works Recommendations. A directory of Arboricultural Association approved tree surgeons can be found at www.trees.org.uk.

Tree Canopies & Shade

4.1.18. The distribution of tree canopy cover on and within influencing distance of the site is illustrated on the TCP (**Appendix 3**). The Tree Schedule lists the vertical clearance from site ground level to significant tree branching of individual trees. This measurement informs the impacts of accessibility and development beneath tree canopies.

4.1.19. If considered appropriate the principal tree shadow constraints can be shown on the TCP and are plotted in accordance with BS5837 using the current height of surveyed trees.

4.1.20. Where shading is unavoidable, the potential adverse impact of shadowing should also be reviewed on balance with the positive aspects of retaining a degree of canopy shade. BS5837:2012 (para. 5.3.4, a) NOTE 1) states that "shading can be desirable to reduce glare or excessive solar heating, or to provide comfort during hot weather. The combination of shading, wind speed/turbulence reduction and evapotranspiration effects of trees can be utilised in conjunction with the design of buildings and spaces to provide local microclimatic benefits".

4.1.21. The impact of shade upon the Proposed Development is not considered to be significant or negative.

Future growth

4.1.22. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.

4.1.23. Where future interference between tree branches and built structures occurs, this can be addressed by targeted reduction pruning and crown lifting to allow appropriate clearance.

5. Tree Protection

5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A Tree Protection Plan (TPP) is provided at **Appendix 3**.

5.1.2. Full details of tree protection measures including construction methods, schedule of arboricultural supervision and specific forms of tree protection should be provided within a detailed Arboricultural Method Statement following planning approval.

5.1.3. To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed Arboricultural Clerk of Works (ACoW). The ACoW will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for implementation of tree protection measures.

5.1.4. The brick wall that exists around the site boundary will remain and protect offsite trees G1, T8 & T9 as illustrated on the Tree Protection Plan at **Appendix 3**.

6. References

6.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'

6.1.2. British Standard 3998:2010 ‘Tree work – Recommendations’

6.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations

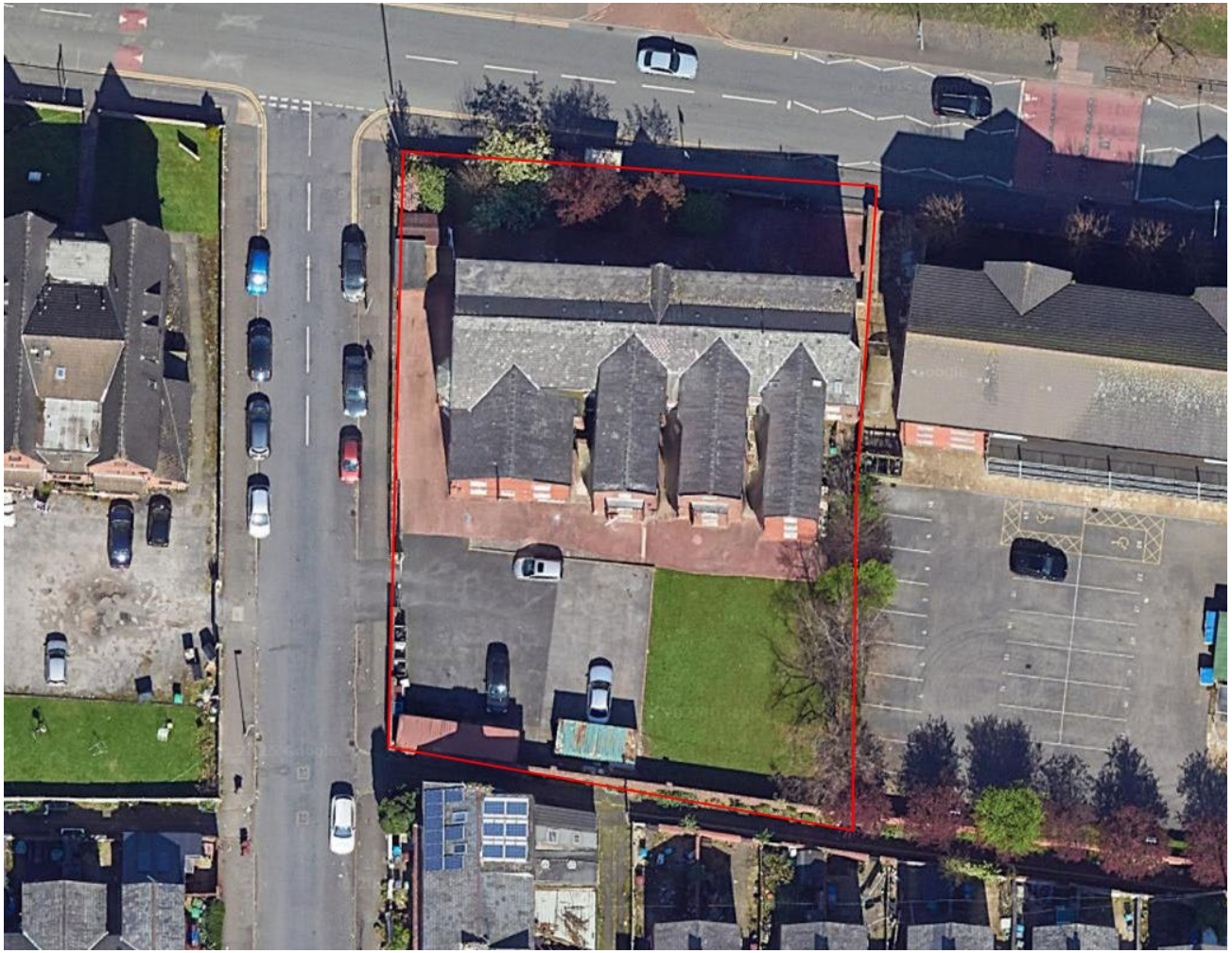
6.1.4. National Planning Policy Framework (NPPF) 2024

6.1.5. The Forestry Act 1967

6.1.6. The Town and Country Planning Act 1990

6.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Site Survey Boundary



Appendix 2 – Tree Schedule

BS5837:2012
Cascade Chart for Tree Quality Assessment

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Category and Definition	Criteria (including subcategories where appropriate)			ID Colour 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; and/or • 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.			Dark Red (127-000-000)
Trees to be considered for retention (see Note)				
	1 - Mainly arboricultural qualities	**2 - Mainly landscape qualities**	**3 - Mainly cultural values, including conservation**	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or forma l or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	Light Green (000-255-000)
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.	Mid Blue (000-000-255)
Category C Trees of low quality currently in adequate condition with at least 10 years life expectancy, or young trees with a stem diameter below 150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/ transient landscape benefits.	Trees with no material conservation or other cultural value.	Grey (091-091-091)

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BS5837:2012 TREE SCHEDULE

SURVEY DATE: 4th March 2025
CLIENT: Cheshire Homes Residential
SITE: Moss Lane East, Manchester
REFERENCE: 1933-TS-V2-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
					N	E	S	W										
T1	Crab apple	*Malus sylvestris*	4	90	2	2	2	2	1.8	Yng	Fair	Fair	Young landscape tree establishing from grass bed on the site's northern boundary. Forms part of a linear group of trees. Well-formed and in good condition. Future growth should be expected. Good future potential.	Remove tree to facilitate Proposed Development	20 to 40 years	**C1**	5	1.20
T2	Wild cherry	*Prunus avium*	6	150	3	3	4	3	2	S/Mat	Fair	Fair	Young landscape tree establishing from grass bed on the site's northern boundary. Forms part of a linear group of trees. Well-formed and in good condition. Surface-oriented roots observed. Future growth should be expected. Good future potential.	Remove tree to facilitate Proposed Development	10 to 20 years	**C1**	10	1.80
T3	Cherry plum	*Prunus cerasifera*	8	200	3	4	3	3	2	S/Mat	Fair	Fair	Young landscape tree establishing from grass bed on the site's northern boundary. Forms part of a linear group of trees. Well-formed and in good condition. Surface-oriented roots observed. Future growth should be expected. Good future potential.	Remove tree to facilitate Proposed Development	10 to 20 years	**C1**	18	2.40
T4	Wild cherry	*Prunus avium*	4	206	5	3	4	3	2	S/Mat	Fair	Fair	Young tree establishing from grass bed on the site's northern boundary. Forms part of a linear group of trees. Squat in height and flat canopy shape no central leader present. Good bud coverage and density associated with canopy. Surface-oriented roots observed. Future growth should be expected. Good future potential.	Remove tree to facilitate Proposed Development	10 to 20 years	**C1**	18	2.40
T5	Whitebeam	*Sorbus aria*	6	160	2	2	2	3	2.1	S/Mat	Fair	Fair	Semi-mature landscape tree establishing from grass bed on the site's northern boundary. Forms part of a linear group of trees. Upright canopy shape. Structural canopy begins at 2m. Good bud coverage and density associated. Well-formed and in good condition. Surface-oriented roots observed. Future growth should be expected. Good future potential.	Remove tree to facilitate Proposed Development	10 to 20 years	**C1**	10	1.80
T6	Crab apple	*Malus sylvestris*	4	100	2	2	2	2	1.7	Yng	Good	Fair	Forms part of a linear group of trees positioned on the northern site boundary. Well formed and in good condition. Strong future potential. Ornamental value.	Remove tree to facilitate Proposed Development	10 to 20 years	**C1**	5	1.20

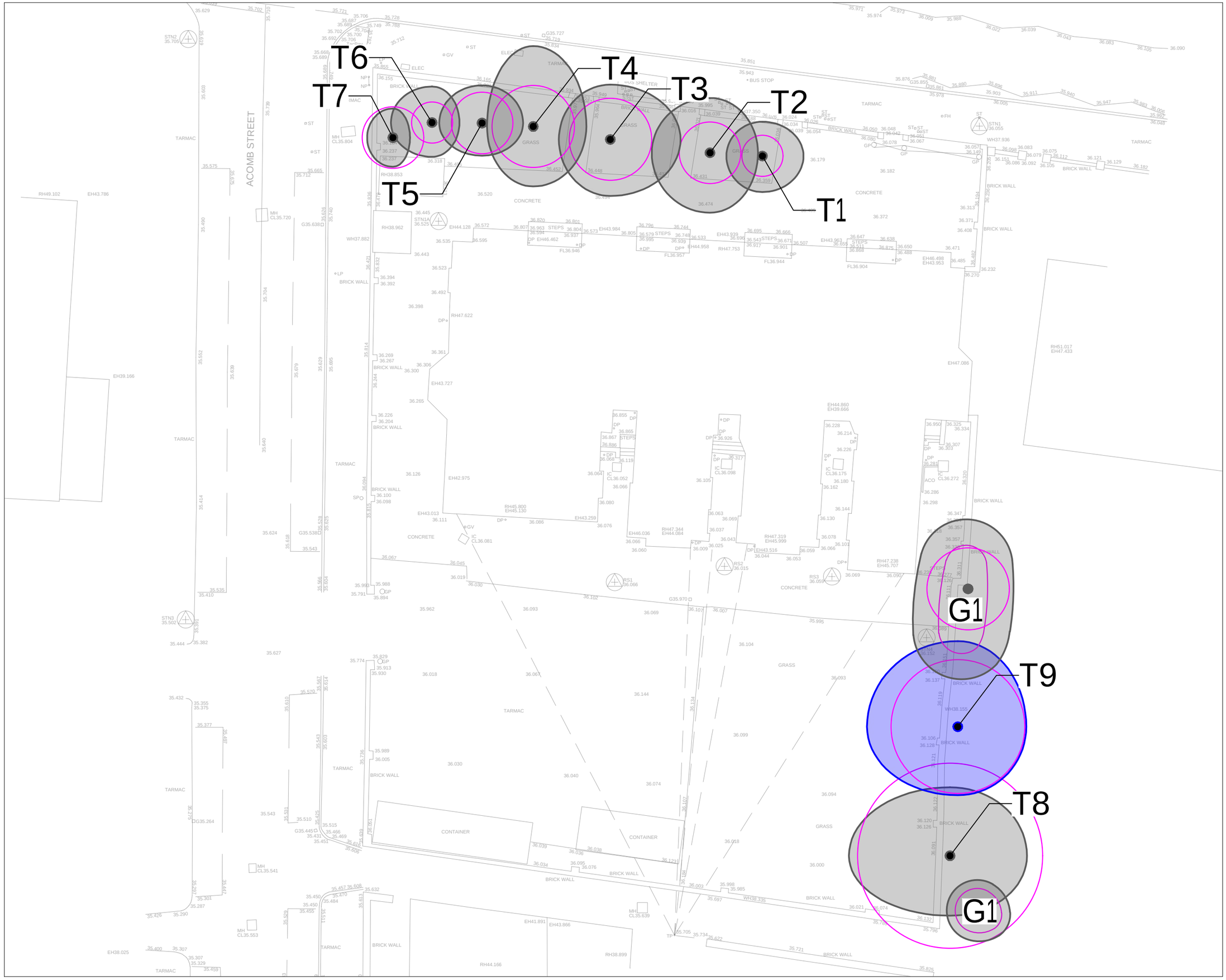
SEED

BS5837:2012 TREE SCHEDULE

SURVEY DATE: 4th March 2025
CLIENT: Cheshire Homes Residential
SITE: Moss Lane East, Manchester
REFERENCE: 1933-TS-V2-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia Ø (mm)	Crown Spread (m) N	E	S	W	Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	Estimated Remaining Contribution	BS5837 Retention Category	RPA (m^2)	RPA Radius (m)
T7	Tibetan cherry	*Prunus serrula*	8	156	2	1	2	2	1.9	S/Mat	Good	Fair	Forms part of a linear group of trees positioned on the northern site boundary. Well-formed and in good condition. Upright fastigiate canopy shape. Surface-oriented roots observed. Strong future potential. Ornamental value.	Remove tree to facilitate Proposed Development	10 to 20 years	**C1**	10	1.80
T8	Common lime	*Tilia x europaea*	12	450	4	5	4	6	3	E/Mat	Declining	Fair	Positioned offsite in neighbouring property. The western canopy overhangs the site by c.4.5m. Bifurcates at 3m. Stubs and major deadwood observed in the canopy. Evidence of historical crown reduction. Detailed assessment restricted, all attributes estimated. The tree is in decline.	No work recommended at time of survey.	10 to 20 years	**C1**	92	5.40
T9	Common beech	*Fagus sylvatica*	9	325	5	4	4	5	1.7	S/Mat	Good	Good	Offsite. Well-formed tree in good condition. Establishing east of brick boundary wall, the wall is leaning west away from the tree. The western canopy overhangs the site by c.4.5m. Detailed assessment restricted, attributes estimated. Strong future potential.	No work recommended at time of survey.	20 to 40 years	**B1**	48	3.90
G1	Butterfly bush species, Cherry plum, Elder, Common lime		Min 3 - Max 9	Min 25 - Max 75	See Associated Plans				1.6	Young	Fair	Fair	Offsite. A small broken group of trees that form the understory for larger specimens along the eastern boundary. Detailed assessment restricted, all attributes estimated. Western canopy overhangs the site by c.3m. Low arboricultural quality.	No work recommended at time of survey.	10 to 20 years	**C2**	See Associated Plans	

Appendix 3 – Plans



KEY.

Trees / Groups

Canopy Spread
Tree Stem
Root Protection Area

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

Hedgerows
(Not assigned BS5837:2012 category)

N

Rev	Description	Date
Rev A	Issue to client	06.03.2025

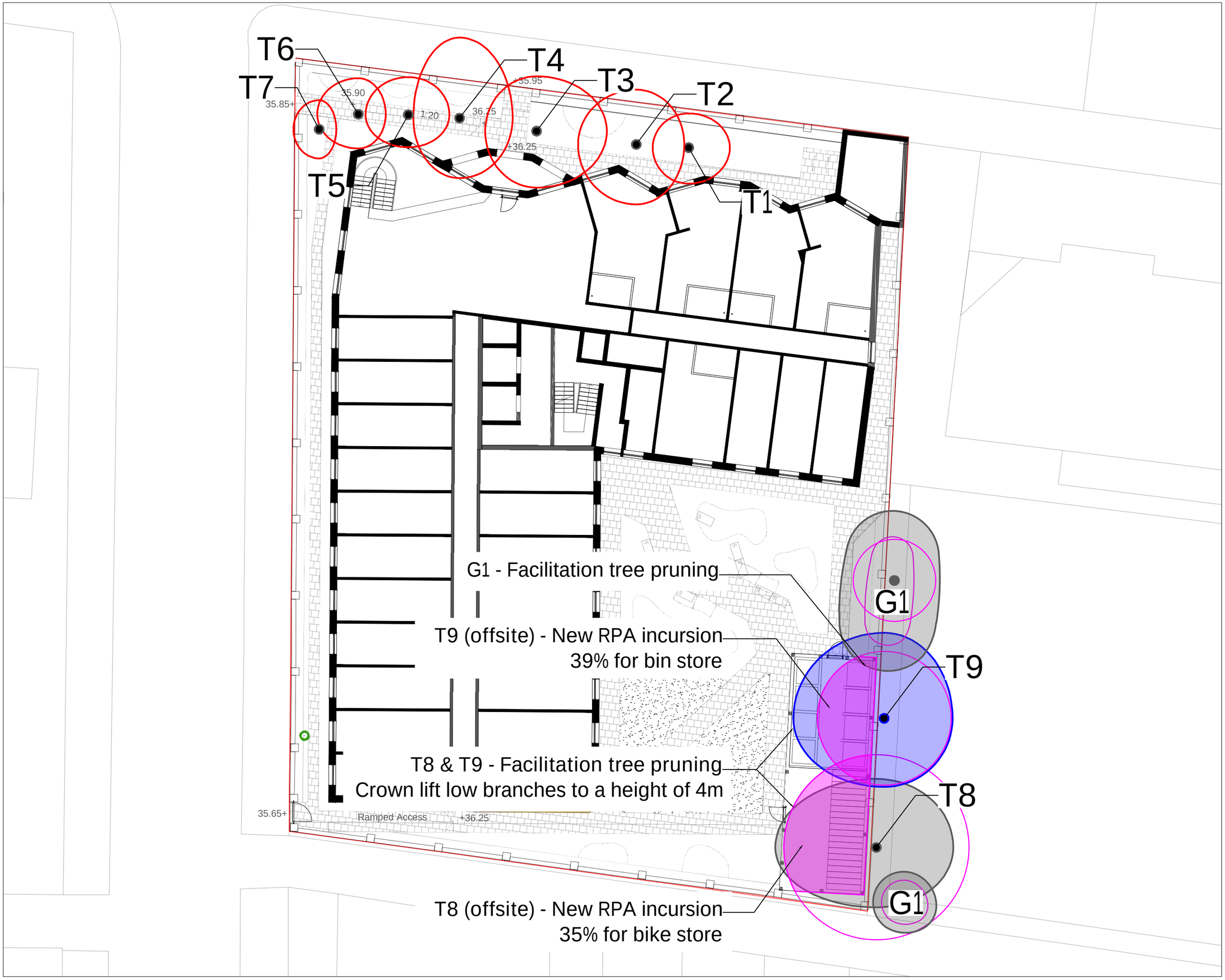
SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Moss Lane East, Manchester

TITLE
Tree Constraints Plan

DRAWING REF	DRAWING NO
1933-TCP-001-A	001

SCALE	REVISION
1:200 @ A3	Rev A



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

- A Category Tree (High quality / retention value)
- B Category Tree (Moderate quality / retention value)
- C Category Tree (Low quality / retention value)
- U Category Tree (No remaining retention value)
- Hedgerows (Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

- Tree / Group to be REMOVED
- New RPA Incursion

N

Rev	Description	Date
A	Issue to client	26.03.2025

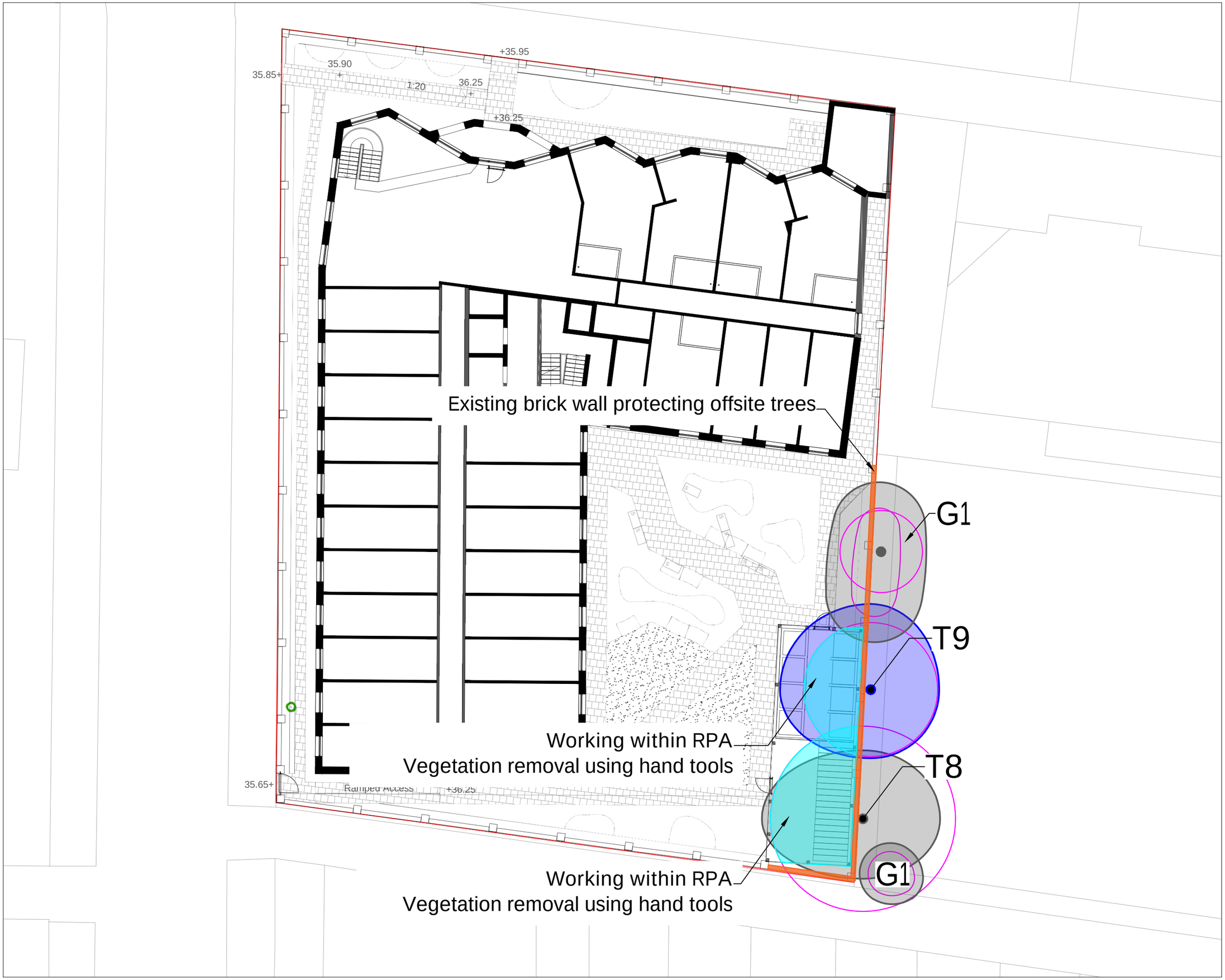
SEED Arboriculture Ltd
Suite F6.1, Adelphi Mill, Bollington, Cheshire, SK10 5JB
www.seed-arb.co.uk

PROJECT
Moss Lane East, Manchester

TITLE
Arboricultural Impact Plan

DRAWING REF	DRAWING NO
1933-AIP-002-A	002

SCALE	REVISION
1:200 @ A3	Rev A



KEY.

Trees / Groups

Canopy Spread
Tree Stem
Root Protection Area

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

Hedgerows
(Not assigned BS5837:2012 category)

TREE PROTECTION

Existing brick wall

Sensitive working within RPA
using hand tools

N

Rev	Description	Date
Rev A	Issue to client	26.03.2025

SEED Arboriculture Ltd
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www.seed-arb.co.uk

PROJECT
Moss Lane East, Manchester

TITLE
Tree Protection Plan

DRAWING REF	DRAWING NO
1933-TPP-003-A	003

SCALE	REVISION
1:200 @ A3	Rev A