



Arboricultural Impact Assessment to BS5837:2012

S J Property Solutions Ltd.

**25 Gratrix Street
Manchester
M18 7FH**

09 July 2025

Alan Thompson FdSc (Arb) MArborA

Table of Contents

If this report has been released electronically the appendices referred to herein can be found in the annexed zip folder/s as .pdf files. If this report has been released in hard copy the appendices will be bound into the back of this report. Plans are annexed separately as A0, A1, A2 or A3 as appropriate.

Introduction	3
Executive Summary	3
General Information.....	5
Tree Survey.....	6
Arboricultural Impact Assessment.....	7
Tree Works	10
Protected Species.....	11
Appendix 1: Arboricultural Impact Assessment Plan.....	13
Appendix 2: Tree Survey Schedule	15
Appendix 3: Contact Details	19
Document Production Record	20

Introduction

Arbtech Consulting Limited (Arbtech) received written instruction in June 2025 from SJ Property Solutions Ltd to attend 25 Gratrix Street, Manchester, M18 7FH (site) to undertake an arboricultural survey a to BS5837:2012 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, Tree Constraints Plan and Arboricultural Impact Assessment.

Executive Summary

This report describes the extent and effect of the proposed development at the site on individual trees and groups of trees within and adjacent to the site.

Site Location

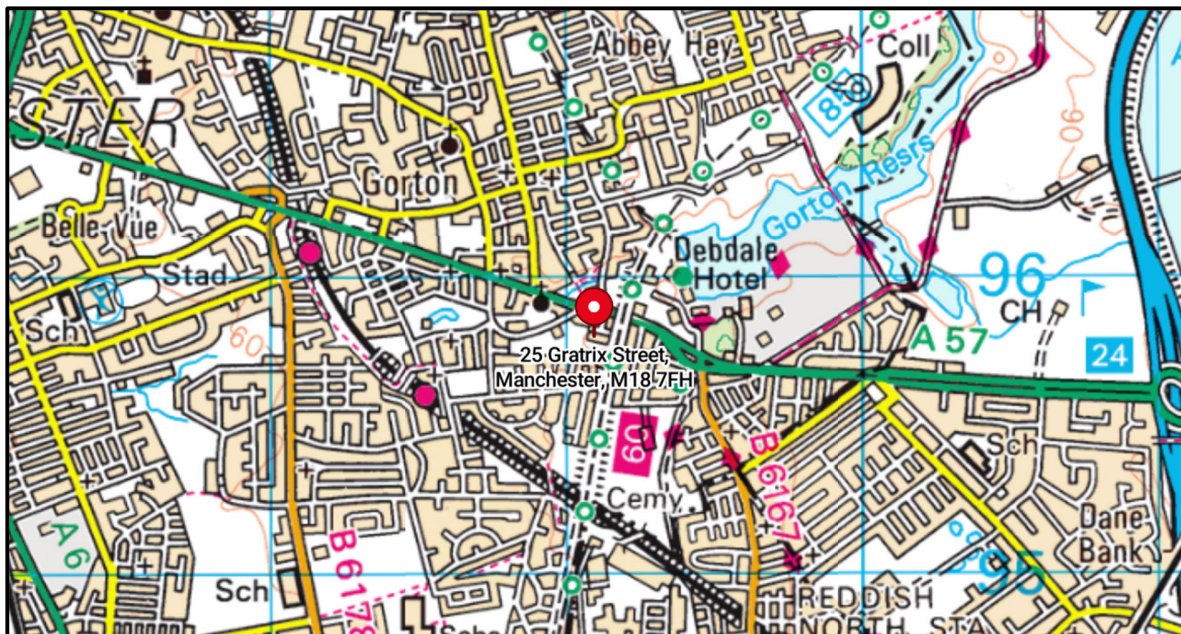


Figure 1: OS Map (Bing Maps)



Figure 2: Aerial Image of site with approximate red line boundary

Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' ("BS5837").

General Information

Client: SJ Property Solutions Ltd

Site: 25 Gratrix Street, Manchester, M18 7FH

Proposal description: Construction of extension to existing residential property and resurfacing of existing driveway

Table 1: Documents referred to.

Document	Reference No.
Survey Base Plan	GS – 001
Proposed layout drawing	G2 – 004 Rev A
Landscape master plan drawing	N/A
LPA pre-app comments	N/A
British Standard 5837:2012	“BS5837”
Arboricultural Impact Assessment	Arbtech AIA 01

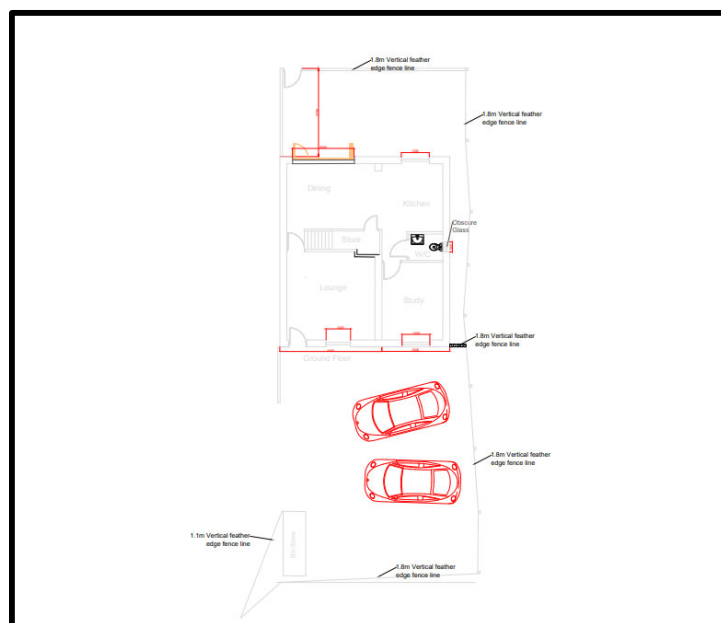


Figure 3: Proposed Site Plan – SJ Property Solutions Ltd.

Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Russell Pearce of Arbtech Consulting on 29th May 2025.

A total of 9 No. individual trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1)

Table 2: Documents upon which this tree survey has been based

Document	Originator	Reference Number	Title
Survey Base Plan	SJ Property Solutions Ltd.	GS-001	Existing Site Plan

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Arboricultural Impact Assessment

Table 3: Documents upon which this assessment has been based

Document	Originator	Reference Number	Title
Survey Base Plan	SJ Property Solutions Ltd.	GS-001	Existing Site Plan
Proposals	SJ Property Solutions Ltd.	GS-004 Rev A	Proposed Site Plan

There are a number of issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees; and
- The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.

Table 4: Impacts upon the RPAs of retained trees

These impacts can be seen on the Arboricultural Impact Assessment drawing number Arbtech AIA 01.

Tree Number	Species	Structure	Incursion
T2	Cherry laurel	Driveway replacement & dwelling footprint	RPA
T5	Lawson cypress	Driveway replacement	RPA
T6	Norway spruce	Driveway replacement	RPA

Issue: Proposed hard surfacing replacement is situated within RPAs of trees T2, T5 & T6.

Solution: Proposed resurfacing is to be designed so that it can be constructed entirely above the existing soil level and the existing driveway sub-base will be retained.

Issue: Proposed dwelling footprint is partially situated within RPA of tree T2.

Solution: Excavations for the foundations within the RPA of the cherry laurel are to be carried out under arboricultural supervision.

Trees to be removed

The proposal does not require the removal of any trees.

Table 5: Number of individual trees to be removed.

U	A	B	C
0	0	0	0

Table 6: Number of groups to be removed. () indicates partial removal.

U	A	B	C
0	0	0	0

A breakdown of all pruning works can be seen in Table 7: Summary of Tree Works.

Tree Works

For reasons of public safety, all tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

Table 7: Summary of Tree Works

No.	Species	Works	Category
T2	Cherry laurel	Prune canopy back to boundary	C1

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Protected Species

Conservation Status of British Bats

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well documented contractions in range and population size.

Given this general picture of decline in UK Government within the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide an action pathway whereby the maintenance and restoration of the former populations levels are investigated.

Legal Status of British Bats

Given the above position all British bats as well as their breeding sites and resting places enjoy national and international protection.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive giving further, European protection. Taken together the act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

The legislation although not strictly affording protection to foraging grounds does protect roost sites. Bat roosts are protected at all times of the year whether or not bats are present. Any disturbance of a roost due to development must be licenced.

**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate “no-go” buffer zones around such nests – typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

Appendix 1: Arboricultural Impact Assessment Plan

Appendix 2: Tree Survey Schedule

Tree Survey Schedule

25 Gratrix Street, Manchester, M18 7FH

Client John Litten

Survey Date 29/05/2025

Weather Conditions Clear & humid

Surveyor Russell Pearce

Key:

Tree No.	A unique number or reference to identify trees or groups as shown on associated plans.
Species	Common and/or taxonomic name.
Ht.	The height of the tree in meters (m).
Trunk Diameter	The stem diameter in millimetres (mm) taken at 1.5m above ground level unless otherwise specified.
Crown Spread	The extents of the crown taken, in meters (m), at cardinal points of the compass: North (N); East (E); South (S) and West (W); or intercardinal points: Northeast (NE); Southeast (SE); Southwest (SW); Northwest (NW)
Crown Clear.t	The height of the crown above the current ground level, in meters (m), taken at cardinal points of the compass: North (N); East (E); South (S) and West (W); or intercardinal points: Northeast (NE); Southeast (SE); Southwest (SW); Northwest (NW)
Age Class	Age classification: Young (Y); Semi-mature (SM); Early Mature (EM); Mature (M); Over Mature (OM).
Phys. Cond.	The general physiological condition of the tree: Good; Fair; Poor; Decline; Dead.
Struct. Cond.	The general structural condition of the tree: Good, Fair, Poor, Hazardous.
Comments	Notes and general comments on the structural condition of the tree, its environment and its estimated remaining contribution.
Est. Rem. Cont.	Estimated remaining contribution (years): <10; 10+; 20+ 40+
Cat.	Retention Category as described in the Cascade Chart for Tree Quality Assessment at Appendix 1: A, B, C, U (subcategories 1, 2, 3)

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T1	Leyland Cypress	11	570	3	3	3	3	2	2	2	2	SM	Good	Fair	Multiple acute included 1st order branch unions. 4m from corner of property - limited space for potential mature size of tree. Will outgrow space within 10 years.	<10	U
T2	Cherry Laurel	8	230	3	4	3	2	2	1	1	1	SM	Good	Fair	Previously topped at 1.25m - slender regeneration growth distally. DBH taken at 1m. Foliage touching property. x1 stem previously removed at base. Limited space - will cause ongoing issues - shade/maintenance etc. in current context.	10+	C1
T3#	Sycamore	17	470	5	6	6	7	4	3	3	3	SM	Good	Good to Fair	3rd party tree - assessed from property boundary. Multistemmed at base. Dense ivy covering stem and primary branch framework. Open balanced spreading crown. Slender stems. 5 stems with estimated average DBH of 210mm.	20+	B1
T4	Ash	12	230 140	5	4	6	7	2	3	3	3	SM	Fair	Fair	3rd party tree. Limited access. Open balanced crown. Early signs of ADB - localised peripheral dieback, contorted peripheral growth, reduced crown density. Previously topped at 2m with acute primary unions - slender regeneration growth.	<10	U

Tree No.	Species	Ht. (m)	Trunk Diam. (mm)	Crown Spread (m)				Crown Clear. (m)				Age Class	Phys. Cond.	Struct. Cond.	Comments	Est. Rem. Cont. (years)	Cat.
				N	E	S	W	N	E	S	W						
T5	Lawson's Cypress cult.	8	170 230	2	2	2	2	2	2	2	2	SM	Good	Good	Acute codominant bifurcation at 0.5m. Balanced crown. Slightly suppressed by adjacent larger trees.	10+	C1
T6#	Norway Spruce	13	340	4	4	4	4	4	3	2	2	SM	Good	Good	3rd party tree. Single straight stem. Open balanced spreading crown. Dense ivy covering stem and primary branch framework.	20+	B1
T7	Elder	8	180 150	2	5	4	0	3	3	2	2	M	Decline	Poor	Heavily suppressed asymmetric crown with weight bias to east. More than 60% crown dieback. Deadwood within crown.	<10	U
T8#	Hawthorn	12	330 340	3	3	4	4	2	3	3	3	M	Good	Good	3rd party tree. Codominant bifurcation below 2m. Dense ivy covering stem and primary branch framework.	40+	B1
T9#	Sycamore	16	340 340 320	5	6	7	7	3	2	3	3	SM	Good	Good to Fair	3rd party tree. Stems growing through and occluded chainlink fence. Open balanced crown. Trifurcated at base.	20+	B1

Appendix 3: Contact Details

Name	Position	Company	Contact
John Litten	Client	SJ Property Solutions Ltd.	
	Tree Officer		
Alan Thompson	Arboricultural Consultant	Arbtech Consulting Ltd.	07703 676216 at@arbtech.co.uk
	Site Manager		
	Main contractor		
	Architect	Arkiplan	https://arkiplan.co.uk/

Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AIA 01	Alan Thompson		Arboricultural Consultant	1	09/07/2025

Limitations

Arbtech Consulting Ltd has prepared this Report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

Copyright

© This Report is the copyright of Arbtech Consulting Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.