

Arboricultural Impact Assessment



**Tyler
Grange**

Chorlton Precinct
31st March 2025

TG Report No. 16173_R02b_BV_NC

Project No:	Report No.	Date	Revision
16173	R02	31st March 2025	B
Admin QA	Author	Checked	Approved
BV	Ben Vause BSc (Hons) TechArborA	Wilson Scott BSc (Hons) MArborA	Naomi Charman BSc (Hons) MRes MArborA

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange 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 ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



Contents:

Summary

Section 1: Introduction	2
Section 2: Baseline Information	4
Section 3: Arboricultural Impact Assessment	5

Appendices:

Appendix 1: Planning Policy Relating to Trees

Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

Appendix 3: Tree Survey Methodology, Constraints Mapping and Limitations

Appendix 4: Tree Survey Schedule (16173/TSS01)

Appendix 5: Proposed Landscape Masterplan

Plans:

Plan 1: Tree Constraints Plan (TCP), (16173/P02a)

Plan 2: Preliminary Tree Retention and Removal Plan (TRRP), (16173/P05b)

Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard ¹ , this report includes the necessary arboricultural information to support the planning application. It demonstrates that the preliminary impacts, both direct and indirect, of the indicative designs, have been assessed in the context of statutory designations at the site as well as local and national planning policy. Mitigation measures are provided to address where impacts to trees are anticipated.
Application description:	Full Planning Permission for the erection of 6no. residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping following demolition of existing buildings and structures on site.
Report prepared on behalf of:	PJ Livesey Group
Local Planning Authority (LPA):	Manchester City Council (MCC).
Planning policies relating to arboriculture:	The statutory development plan for the City of Manchester includes the Core Strategy (2012) and Places for Everyone (PfE) DPD. Relevant policies include PfE policies JP-G6 and JP-G7 and Policy EN9 of the Core Strategy. These policies are detailed further in Appendix 1.
Planning History:	<p>A separate Prior Notice for Demolition application (LPA ref. 141706/DEM/2024) was approved by Manchester City Council in January 2025. This approval confirmed that the proposed demolition of the existing shopping precinct and Graeme House office building can be undertaken under permitted development rights; the works are scheduled to commence in the second quarter of 2025 for a period of around 20 weeks.</p> <p>The Prior Notice submission was informed by a Demolition Management Plan (DMP), prepared by the proposed demolition contractor, which sets out the proposed mitigation measures to minimise impacts and was supported by a demolition specific Arboricultural Method Statement (AMS) (16173_R03).</p>
Report Summary:	<p>The proposed development (consisting of both the demolition and construction phases) requires the removal of 20no. trees (consisting of 1no. Category A, 6no. Category B, and 13no. Category C trees (comprising 14no. individuals trees and 6no. situated in groups). These losses are considered unavoidable due to the existing site infrastructure and spatial constraints on site. An adequate number of replacement specimens are demonstrated to be accommodatable directly on site.</p> <p>These removals are expected to cause a minor, temporary impact on the quality of the treescape yet, these can be fully reinstated and improved, demonstrated by a net-gain in the tree population being attained which achieves compensation at a ratio greater than 2:1 (thereby complying with statutory development plan</p>

¹ BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



requirements). Furthermore, owing to the large quantity of planting and species variety proposed, improvements in the site's green infrastructure function are expected to be further enhanced long-term as the new planting matures.

Most of the site's higher quality and value trees are retained and incorporated into the development. The proposed development demonstrates compliancy with policies JP-G7 and EN9.

An AMS has been consented for demolition under LPA ref. 141706/DEM/2024. It is recommended that a separate AMS covering the protection of the retained trees during the construction stage is prepared and secured with a suitably worded planning condition.

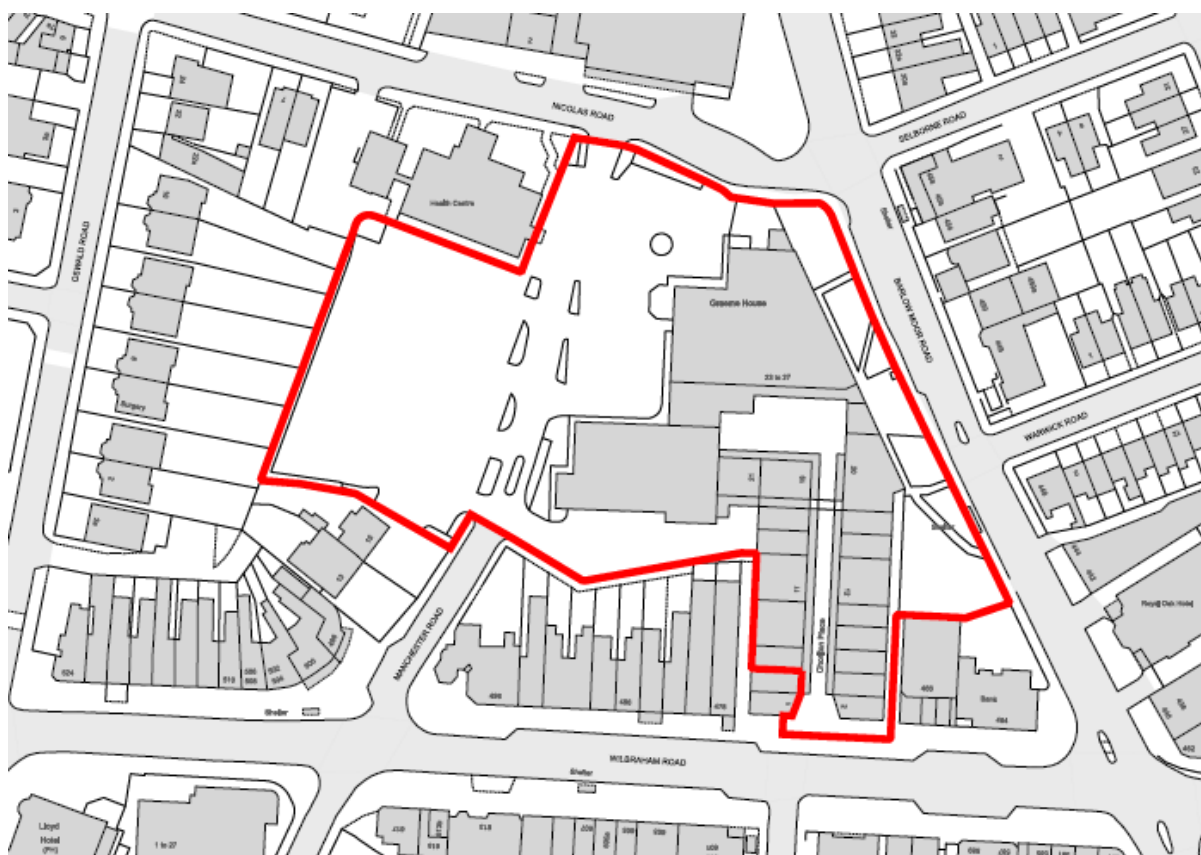


Figure 1: Site Location Plan with Red Line Application Boundary. FCB Architects, 2025.



Section 2: Baseline Information

- 2.1. The tree survey and assessment has been guided by the recommendations set out within the British Standard 5837 (2012) 'Trees in relation to design, demolition and construction – recommendations' (hereafter referred as 'BS5837') to accord with industry best practice.

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on the 4 th July 2024. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ .

Table 3: Tree-related Designations / Tree References Numbers

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁶	None
Conservation Area ⁷	None
Ancient Woodland ⁸	None

² The arboricultural value of surveyed features under the criteria shown at Appendix 2. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁶ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ 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.



Section 3: Arboricultural Impact Assessment

- 3.1. The demolition-phase Arboricultural Method Statement (16173_R03) report has already been prepared in support of the Prior Demolition Notice Submission, which details the necessary tree removals required to facilitate the demolition and site-preparation stages (these are also included in Table 4b below for clarity). The Prior Notice (LPA ref. 141706/DEM/2024) was approved in January 2025.
- 3.2. This report has been prepared to identify and assess the impacts of solely the construction phases of the proposed development. A construction specific AMS will be required and can be secured by a suitably worded condition.
- 3.3. The following sections highlight all the necessary tree removals and provide details on new planting which will be incorporated into the proposed scheme to compensate for losses required for both the demolition and construction stages. All trees to be retained and removed are illustrated on the TRRP.

Tree Removals

Table 4a: Tree Removals to Facilitate the Construction of the Proposed Development.

Tree Number	Category	Description of Loss (Construction)
T26	A	Removal of a mature horse chestnut located along Barlow Moor Road within an area of soft landscaping, to facilitate the construction of the main building in the north-east portion of the site.
T31, T32, T34	B	Removal of an early-mature sycamore and 2no. semi-mature lime trees to facilitate the construction of the main building in the south-east portion of the site.
G2	B	Partial group removal involving the loss of 3no. early-mature cypress and 2no. semi-mature birch trees to facilitate the car parking arrangement in the far north western portion of the site.
T19	C	Removal of a semi-mature silver birch located in an unideal, narrow planting bed surrounded by hard surfacing, to facilitate the pedestrian access onto Nicolas Road, in the top north-western corner of the site.
T30	C	Removal of a relatively small, semi-mature ash to facilitate the construction of the main building in the south-east portion of the site

- 3.4. An additional group of trees (G5) also requires removal to facilitate the construction of one of the six buildings proposed to the south-east of the site. G5 comprises young, mixed native broadleaf trees. However, these trees do not meet the BS5837:2012 threshold for categorisation as they have <75mm DBH, and so do not require consideration or specific compensation provisions. Their loss is negligible irrespective of their size and potential category grading, owing to the nature of the proposal and quantum of new tree planting proposed (detailed in this report).

Table 4b: Tree Removals to Facilitate the Demolition and Site Preparation Stages (prior demolition notice submission).

Tree Number	Category	Description of Losses (Demolition)
T6, T7, T9, T10, T11, T12, T13, T14	C	Removal of 8no. semi-mature trees comprising primarily horse chestnut with a Norway maple, all of relatively low quality and value and located in narrow, unideal planting beds amongst hard surfacing.
G4		Removal of a small tree/ shrub group comprising a semi-mature, poor quality sycamore tree with clear canopy decline and suppression, as well as low-lying shrubs including bay laurel and holly.

Tree Pruning

- 3.5. Trees to be pruned are shown on the TRRP denoted by pink hatching. Table 5 below describes the tree pruning requirements required to facilitate the development.

Table 5: Trees to be Pruned to Facilitate the Development

Tree Number	Category Grading	Description of Works
T27, T28	A	Crown reduction pruning by up to approximately 3.5m (same for both trees) on the western canopy extents, to provide sufficient construction clearance for the main building development, as shown on the TRRP.
T35	A	Crown lift pruning by up to approximately 2m within the northern canopy portion to provide sufficient construction clearance (total height clearance of 4.5m), for the proposed hard and soft landscaping works, as shown on the TRRP.
T23, T24, T25	B	Crown lift pruning by up to approximately 1.5m within the southern canopy portions of all three trees to provide sufficient construction clearance (total height clearance of 4.5m), for the proposed hard landscaping works, as shown on the TRRP.
T33	B	Crown reduction pruning by up to approximately 2m on the northern canopy extent, to provide sufficient construction clearance for the main building development, as shown on the TRRP.
T4, T5	B	Crown lift pruning by up to approximately 2.5m within the south-eastern canopy extents to provide sufficient construction clearance (total height clearance of 4.5m), for the proposed car parking surfacing and substation installation, as shown on the TRRP.
T17	C	Crown reduction pruning by up to approximately 2.3m predominantly on the eastern and on the northern canopy extents, to provide sufficient construction clearance for the proposed hard landscaping works, as shown on the TRRP.

G1	C	Crown lift pruning by up to approximately 1.5m within the eastern canopy extent to provide sufficient construction clearance (total height clearance of 4.5m), for the proposed car parking surfacing, as shown on the TRRP.
G2	B	Crown lift pruning by up to approximately 2.5m within the eastern canopy extent, to provide sufficient construction clearance (total height clearance of 4.5m) for the proposed car parking surfacing works, as shown on the TRRP.

Works Within Root Protection Areas

- 3.6. Works required within uninfluenced RPAs of trees to facilitate the construction stages of the development are detailed in the Table 6a below. Furthermore, as annotated on the TRRP, works within the RPAs of trees that are currently influenced by existing structures and or hard surfacing are detailed within Table 6b below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.
- 3.7. Adoption of the recommended protective measures is subject to the approval of a detailed construction phase Arboricultural Method Statement (AMS) which will be provided by condition should consent be granted and can feature as part of the site Construction Environmental Management Plan (CEMP).

Table 6a: Works within uninfluenced RPAs

Tree Number	Description of works	Protective measures
Proposed Surfacing		
T28	Incursion by approximately 16% into the western portion of the uninfluenced RPA due to the proposed natural sandstone surface, as shown on the TRRP.	New surfaces to not exceed an area greater than 20% of any existing unsurfaced ground within individual RPAs.
T35	Peripheral incursion by approximately 4.7% into the eastern extent of the uninfluenced RPA due to the proposed natural sandstone surface proposed in the far southeast corner of the site, as shown on the TRRP.	<p>Non-invasive edge supports and transitions between the different adjoining surface finish types utilised where possible. (i.e.: between sandstone surface and block paving or the permeable resin-bound gravel as illustrated on the landscape masterplan).</p> <p>Specifically for T35, review with an intent to apply a no-dig specification alike that of the proposed permeable resin-bound gravel which is also proposed within the RPA of T35 and T33.</p> <p>Surfaces requiring de-icing - impermeable barrier should be incorporated to prevent contamination of the rooting area. Run-off should be directed away from the RPA.</p>
Proposed Building		
T33	Peripheral incursion by approximately 2% into the northern extent of the uninfluenced RPA due to the main	Excavations to not exceed an area greater than 20% of the existing unsurfaced and uninfluenced group within the RPA.

Tree Number	Description of works	Protective measures
	development plot foundations and façade, as shown in blue on the TRRP. Given the location of this incursion, it is unlikely any significant roots (>25mm) will be observed.	Building excavation works to be carried under arboricultural watching brief to observe and mitigate impacts, especially if any sizeable roots (>25mm) are discovered that may require avoidance.

Table 6b: Works within RPAs that are influenced by existing structures and or hard surfacing.

Tree Number	Description of works	Protective measures
Proposed Surfacing		
T33, T35	Proposed surfacing to comprise no-dig specification of resin-bound gravel (as illustrated on the landscape masterplan).	<p>Non-invasive edge supports and transitions between the different adjoining surface finish types utilised where possible. (ie: between sandstone surface and block paving or the permeable resin-bound gravel).</p> <p>Only topsoil scraping (by maximum 50mm) is permitted inside RPAs to be undertaken sensitively using hand-held tools under arboricultural supervision (watching brief), to then apply no-dig material layers above-ground.</p> <p>Appropriate impermeable membranes incorporated over untouched soil inside RPAs before no-dig surfacing layers applied.</p>
T22, T23, T24, T25, T27, T28	Proposed hard landscaping comprising natural sandstone surfacing, natural sandstone bricks, and block paving (all as illustrated on the landscape masterplan), shown within areas of influenced RPAs.	<p>Existing sub-base material to be retained in-situ where possible to reduce the likelihood of removing surfacing that will then expose untouched soil within RPAs (that will potentially contain retained tree roots).</p> <p>Removal of existing sub-base material undertaken under arboricultural supervision (watching brief) to reduce and mitigate impacts to retained tree roots that may be present in these areas before the respective surfacing materials are installed.</p>
G1, G2	Proposed car park surfacing to comprise permeable bitmac (as illustrated on the landscape masterplan), is shown within the eastern RPA extents of influenced RPAs.	
T4, T5, T6, T15, T16	Proposed car park and service access route surfacing to comprise sealed bitmac (as illustrated on the landscape masterplan), is shown within the eastern and northern RPA extents of respective influenced RPAs.	



New Tree Planting

- 3.8. As detailed within the proposed landscape strategy included in the Design & Access Statement prepared for this application, a total of 74no. individual trees are shown to be incorporated into the development; 60no. within the ground floor landscape masterplan and 14no. smaller ornamental, multi-stemmed trees proposed at the podium level courtyard garden. The proposed makeup of these 74no. new trees is as follows:
- 8no. 'key motif trees' comprising 4no. non-native species.
 - 33no. 'structural native trees' comprising 6no. species.
 - 33no. 'small ornamental multi-stem trees' comprising 5no. non-native species.
- 3.9. Despite the tree removals required to accommodate the demolition, site preparation, and construction phases, it is expected that a large net gain in the site's tree population will be achieved as well as improvements in the quality of the site's green infrastructure. For full details on Biodiversity Net Gain (BNG) please see the Tyler Grand Ecological Impact Assessment (EclA) (16173_R01) which contains a BNG assessment for the site.

Long-term Tree Management and Proximity

- 3.10. The proximity associated with retained trees has been recognised in relation to the potential impacts of future canopy growth towards new structures and habitable spaces.
- 3.11. As illustrated on the TRRP, there are no undue canopy encroachment issues anticipated from retained trees towards the proposed dwellings and amenity spaces (such as seating areas and landscaping). This has been achieved by suitable development buffers from retained trees, and in combination with the prescribed canopy pruning works, allows for future canopy growth with a reduced likelihood of long-term conflicts.
- 3.12. Any future pruning works can be managed on a case by case basis and the retained trees on site should be assessed every 3 – 5 years.

Construction Mitigation

- 3.13. It is recommended that a full Arboricultural Method Statement (AMS) is prepared to discharge a suitably worded planning condition. This AMS should be construction specific and a separate document to the already consented demolition AMS.
- 3.14. The construction AMS will set out a practical methodology to the protection of retained trees and will typically include the following key items:
- A schedule and specification of tree removal works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs (where applicable);
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 3.15. The proposed development (including the demolition works as consented via a separate Prior Notice for Demolition approval) requires the removal of 20no. trees (comprising 14no. individuals trees and 6no. situated in groups), which are considered unavoidable. The removals are expected to cause a minor, temporary loss in the site's tree population and canopy cover, however this is expected to be fully reinstated with a net gain in the treescape achieved owing a large quantity of new replacement tree planting which compensates at a ratio greater than 2:1 (thereby according with the statutory development plan requirements). Furthermore, owing to the large quantity of planting and species variety proposed, improvements in the site's green infrastructure function and connectivity are projected and are expected to be further enhanced long-term as the new planting matures.
- 3.16. The proposed development demonstrates compliancy with local planning policies JP-G7 and EN9. Further work is recommended to include an AMS to discharge a suitably worded planning condition. This AMS should be separate from the demolition AMS (previously consented) and specific to the construction phase of the development.

Appendix 1: Planning Policy Relating to Trees

Table 5: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF 2024)	Section 12, paragraph 136	<i>"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".</i>
	Section 15, paragraph 187	<i>This paragraph provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "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".</i>
	Section 15, paragraph 188	<i>This paragraph addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".</i>
	Section 15, paragraph 193	<i>This paragraph highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".</i>
	Section 15, paragraph 193 (c)	<i>This paragraph also adds that "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 compensatory strategy exists".</i>
PfE Joint Development Plan Document	Policy JP-G6: Urban Green Space	<i>"To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions:</i>



<p>2022 to 2039. (Adopted 21st March 2024).</p>		<ul style="list-style-type: none"> - existing urban green space will be protected and enhanced in balance with other considerations; and - we will work with developers and other stakeholders to deliver new high quality urban green spaces. <p><i>Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling."</i></p>
	<p>Policy JP-G7: Trees and Woodland.</p>	<p><i>"We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.</i></p> <p><i>This will be done through local planning and associated activities such as:</i></p> <ol style="list-style-type: none"> <i>1. Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland;</i> <i>2. Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees;</i> <i>3. Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative;</i> <i>4. Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation;</i> <i>5. Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre;</i> <i>6. Considerably increasing the provision of street trees within urban areas;</i> <i>7. Promoting the provision of community orchards to increase fruit consumption;</i> <i>8. Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber;</i> <i>9. Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience;</i> <i>10. Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures;</i> <i>11. Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more effectively</i>



		<p>contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration;</p> <p>And through development as follows:</p> <p>12. Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and</p> <p>13. Protecting trees and woodland during the construction phase of development.”</p>
<p>Manchester Core Strategy DPD (Adopted 11th July 2012).</p>	<p>EN9- Green Infrastructure</p>	<p>“New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.</p> <p>Key features of Manchester’s green infrastructure will include: The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.</p> <p>Key features of Manchester’s green infrastructure will include:</p> <p>The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.</p> <p>The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.</p> <p>The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.</p>



		<p><i>The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.</i></p> <p><i>New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management."</i></p>
--	--	--



Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
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	<ul style="list-style-type: none">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			DARK RED
	<ul style="list-style-type: none">Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	<ul style="list-style-type: none">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)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	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 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)	LIGHT GREEN
Category B <i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial 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	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 benefits.	MID BLUE
Category C <i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i>	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 temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Methodology, Constraints Mapping and Limitations

Field Work

- A3.1. In accordance BS5837, the tree survey included all trees within / in influence of the site and the site boundaries that were over 75mm diameter at breast height (1.5m).
- A3.2. Measured topographical survey data (supplied by others) was used to inform tree locations their surrounding context. Any trees not identified on the topographical survey are prefixed with (*) and their locations have been approximated using measurements during the tree survey and further informed by aerial photography where required.
- A3.3. The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were necessary to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken. For further clarification please refer to the tree survey explanatory notes in below.

Tree Numbers

'T' prefixes have been used to identify individual trees and commence with 'T1'.

'G' prefixes have been used to identify groups of trees.

'H' prefixes have been used to identify hedgerows.

'W' prefixes have been used to identify woodlands.

Species

- A3.4. Species are listed by their common name, both in the schedule and in the report text.

Height and Stem Diameter

- A3.5. The stem diameter is measured at 1.5m above ground level and given in millimetres (mm). Tree heights are measured in metres (m) using a clinometer where access and land typography allowed. In instances where access to tree's stem and height measurements were not possible, the dimensions have been estimated by eye.

Crown Spread and Height of Crown Clearance

- A3.6. Radial crown spread is measured in metres and is listed for each of the four cardinal points where access has been possible to obtain a measurement. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.



- A3.7. The measured canopy shapes have been plotted on the Tree Constraints Plan at the four cardinal points. For groups of trees, the extent of the canopy has been measured as an average across the group and plotted using the topographical survey mapping. In some instances, Tyler Grange will use aerial photography to inform the canopy spread of larger tree groups and woodlands where topographical data is limited for such features.
- A3.8. The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been measured in metres.

Age Class

- A3.9. The age of each tree is defined as follows:

Young - within the first third of reaching full maturity;

Semi-Mature - within the second third of reaching full maturity;

Early-Mature - within the last third of reaching full maturity;

Mature - specimen at full maturity; and

Veteran – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.

Physiological and Structural Condition

- A3.10. The physiological or structural condition of each tree is defined as either; good, fair, poor or dead. For each tree, where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc.

- A3.11. An assessment of a tree's physiological condition is defined as:

Good – fully functioning biological system showing expectant vitality for the species i.e. normal bud growth, leaf size, crown density and wound closure.

Fair – fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure.

Poor – a biological system with limited functionality showing clear physiological decline, disease or significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure.

Dead – tree observed to fully dead with no living parts.

- A3.12. An assessment of a tree's structural condition is defined as:

Good – no significant structural defects.

Fair – structural defects which could be alleviated through remedial tree surgery or arboricultural management practices



Poor – structural defects which cannot be alleviated through tree surgery or arboricultural management practices.

Tree Quality Gradings

A3.13. The value of trees have been assessed in accordance with the BS5837 Cascade Chart for Tree Quality Assessment (See Appendix 2). Grading subcategories (1, 2 and 3) reflect arboricultural, landscape and cultural values respectively.

Root Protection Areas

A3.14. The Tree Constraints Plan shows the approximate extent of Root Protection Areas (RPAs). The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837, using the tree stem diameter dimensions obtained during the site visit.

A3.15. Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

A3.16. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution observed on-site. Any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

- a) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- b) topography and drainage;
- c) the soil type and structure;
- d) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

A3.17. The plotted RPAs have therefore informed the design of the proposed development where possible. While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

Tree Canopies and Shading

A3.18. The distribution of tree canopy cover on and within influence of the site is illustrated on the TCP. Canopies have been plotted at cardinal points for individual and groups of trees. The Tree Survey Schedule included at Appendix 4 to the rear of this report 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.



- A3.19. The principal tree shadow constraints are shown on the TCP and have been plotted in accordance with BS5837 using the current height of surveyed trees. The indicative shade cast by existing surveyed trees signifies the area within which the amenity interests of shading, available daylight and the proximity of trees to any future site uses may be impacted upon should a tree be retained as part of development.
- A3.20. 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".

Limitations

- A3.21. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that 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 risk assessment.
- A3.22. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A3.23. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A3.24. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.
- A3.25. A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 4: Tree Survey Schedule (16173/TSS01)



Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T1	Sycamore	Acer pseudoplatanus	15m	400	6.00	6.00	6.00	6.00	4.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located on the southern boundary of the site. Located in raised, narrow planting bed. Single stem. Dense vegetation at base limiting a detailed assessment. Lower canopy previously raised. Good radial canopy. Provides screening from residential properties south.	4.8	shown on TCP
T2	Sycamore	Acer pseudoplatanus	6m	171	2.00	4.50	2.00	4.50	0.00	Young	Good	Fair	C1, 2	Young specimen located on the southern boundary of the site. Located in raised, narrow planting bed. Multi stemmed. Of limited arboricultural merit but does add to the boundary screen.	2.1	shown on TCP
T3	Small-leaved lime	Tilia cordata	20m	707	8.00	8.00	8.00	8.00	2.00	Mature	Good	Fair	A1, 2	Mature specimen located offsite to the southwest. Forms 2no stems from ground level. Good radial canopy. Small diameter deadwood associated with the canopy east. Prominent specimen on the boundary.	8.5	shown on TCP
T4	Norway maple	Acer platanoides	13m	480	4.50	7.50	7.50	7.50	2.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located in the southwestern corner of the site. Located beyond boundary wall limiting a detailed assessment. Dense ivy throughout. Stem bifurcates at c.3m. Good radial canopy. Forms a boundary screen from residential properties west.	5.8	shown on TCP
T5	Norway maple	Acer platanoides	13m	390	6.50	6.50	4.00	6.50	2.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located in the southwestern corner of the site. Located beyond boundary wall limiting a detailed assessment. Good radial canopy. Forms a boundary screen from residential properties west.	4.7	shown on TCP
T6	Norway maple	Acer platanoides	6m	220	4.00	4.00	4.00	4.00	4.00	Semi-mature	Poor	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Significant decline associated with the canopy. Unlikely to be of long-term retention value.	2.6	shown on TCP
T7	Horse chestnut	Aesculus hippocastanum	5m	180	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.2	shown on TCP
T9	Horse chestnut	Aesculus hippocastanum	5m	180	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.2	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T10	Horse chestnut	Aesculus hippocastanum	5m	180	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Basal bark wound southeast. Moderate decline associated with the canopy.	2.2	shown on TCP
T11	Horse chestnut	Aesculus hippocastanum	5m	190	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.3	shown on TCP
T12	Horse chestnut	Aesculus hippocastanum	5m	210	3.00	3.00	3.00	3.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy.	2.5	shown on TCP
T13	Horse chestnut	Aesculus hippocastanum	8m	370	3.50	3.50	4.00	4.00	4.00	Early-mature	Fair	Fair	C1, 2	Early mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem trifurcates at c.2m. Epicormic growth associated with the union. Good radial canopy, slightly biased southwest.	4.4	shown on TCP
T14	Horse chestnut	Aesculus hippocastanum	6m	260	4.00	4.00	4.00	4.00	4.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located within carpark area. Located within narrow planting bed. Surrounded by hardstanding. Single stem. Moderate decline associated with the canopy. Unlikely to be of long-term retention value.	3.1	shown on TCP
T15	Horse chestnut	Aesculus hippocastanum	15m	740	9.00	9.00	9.00	9.00	4.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the southern boundary of the site. Single stem. Lower canopy previously raised with large diameter pruning wounds, moderate occlusion. Forms a common cohesive canopy with the adjacent specimen. Moderate decline associated with the canopy, small diameter deadwood associated.	8.9	shown on TCP
T16	Hornbeam	Carpinus betulus	15m	410	6.50	6.50	6.50	3.00	4.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the southern boundary of the site. Single stem. Lower canopy previously raised with large diameter pruning wounds, moderate occlusion. Forms a common cohesive canopy with the adjacent specimen. Moderate decline associated with the canopy, small diameter deadwood associated.	4.9	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T17	Sycamore	Acer pseudoplatanus	6m	87	3.00	3.00	3.00	3.00	1.00	Young	Fair	Fair	C1, 2	Young specimen located on the southern boundary of the site. Located in raised, narrow planting bed. Multi stemmed. Of limited arboricultural merit but does add to the boundary screen.	1.0	shown on TCP
T18	English elm	Ulmus procera	8m	120	3.00	3.00	3.00	3.00	1.00	Young	Dead	Poor	U	Young specimen located on the southern boundary of the site. Single stem. Standing dead specimen. No future potential.	1.4	shown on TCP
T19	Silver birch	Betula pendula	9m	297	5.50	5.50	5.50	4.00	3.00	Semi-mature	Good	Fair	C1, 2	Semi mature specimen located on the northern boundary of the site. Forms 2no stems from ground level. Epicormic growth associated with the base east. Located in narrow planting bed. Canopy encroaching into street lamp south. Forms a common cohesive canopy with the adjacent specimens. Adds to the boundary screen.	3.6	shown on TCP
T20	Silver birch	Betula pendula	6m	145	3.00	3.00	3.00	3.00	2.00	Semi-mature	Good	Fair	C1, 2	Semi mature specimen located on the northern boundary of the site. Single stem. Suppressed by the adjacent specimen. Adds to the boundary screen.	1.7	shown on TCP
T21	Silver birch	Betula pendula	6m	190	5.00	3.00	1.00	3.00	2.00	Semi-mature	Good	Fair	C1, 2	Semi mature specimen located on the northern boundary of the site. Single stem. Suppressed by the adjacent specimen. Adds to the boundary screen.	2.3	shown on TCP
T22	Sycamore	Acer pseudoplatanus	16m	640	9.75	7.00	6.00	5.00	8.00	Mature	Fair	Good	B1, 2	Mature specimen located on the northern boundary of the site. Located in raised narrow planting bed. Single stem bifurcates at c.4m. Canopy biased northeast. Slightly sparse canopy. Prominent specimen on the boundary. Visible east/west along Nicolas Road.	7.7	shown on TCP
T23	Sycamore	Acer pseudoplatanus	14m	460	5.00	5.00	5.00	5.00	3.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the northern boundary of the site. Located in raised narrow planting bed. Single stem. Forms a common cohesive canopy with the adjacent specimens. Mutually suppressed. Adds to the boundary screen. Visible east/west along Nicolas Road.	5.5	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T24	Horse chestnut	Aesculus hippocastanum	12m	475	4.00	4.00	6.00	4.00	3.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the northern boundary of the site. Located in raised narrow planting bed. Dense epicormic growth associated with the base. Single stem. Forms a common cohesive canopy with the adjacent specimens. Mutually suppressed. Adds to the boundary screen. Visible east/west along Nicolas Road.	5.7	shown on TCP
T25	Sycamore	Acer pseudoplatanus	14m	470	6.00	6.25	6.00	5.00	3.00	Early-mature	Fair	Fair	B1, 2	Early mature specimen located on the northern boundary of the site. Located in raised narrow planting bed. Single stem bifurcates at c.4m. Forms a common cohesive canopy with the adjacent specimens. Mutually suppressed. Adds to the boundary screen. Visible east/west along Nicolas Road.	5.6	shown on TCP
T26	Horse chestnut	Aesculus hippocastanum	14m	655	6.50	6.50	6.50	6.50	5.00	Mature	Fair	Good	A2	Mature specimen located on the eastern boundary of the site. Single stem. Structural canopy forms at c.3.5m. Good radial canopy. Canopy encroaching into the built form west and extending over the roof line. Slightly sparse canopy. Prominent specimen north/south along Barlow Moor Road.	7.9	shown on TCP
T27	Horse chestnut	Aesculus hippocastanum	14m	630	4.00	6.00	8.00	6.00	3.50	Mature	Fair	Good	A2	Mature specimen located on the eastern boundary of the site. Single stem. Epicormic growth associated with the scaffold. Torn out limb east in recent past. Structural canopy forms at c.3.5m. Suppressed by the adjacent specimen. Slightly sparse canopy. Prominent specimen north/south along Barlow Moor Road.	7.6	shown on TCP
T28	Copper beech	Fagus sylvatica f. purpurea	17m	695	7.00	6.50	7.50	6.50	5.00	Mature	Good	Good	A1, 2	Mature specimen located on the eastern boundary of the site. Single stem. Structural canopy forms at c.3.5m. Good radial canopy. Prominent specimen north/south along Barlow Moor Road. Good future potential.	8.3	shown on TCP
T29	Wild cherry	Prunus avium	4m	280	3.00	2.50	4.00	4.00	1.50	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located on the eastern boundary of the site. Single stem. Canopy biased to the southwest. Canopy encroaching into bus shelter east. Pollarded in the past. Visible north/south along Barlow Moor Road.	3.4	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T30	Common ash	Fraxinus excelsior	12m	240	4.00	4.00	4.00	4.00	2.00	Semi-mature	Fair	Fair	C1, 2	Semi mature specimen located on the eastern boundary of the site. Single stem. Epicormic growth associated with the stem. Slightly suppressed by the adjacent group. Of limited arboricultural merit.	2.9	shown on TCP
T31	Sycamore	Acer pseudoplatanus	15m	610	6.50	5.00	6.50	5.50	4.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located on the eastern boundary of the site. Single stem trifurcates at c.2m. Forms a common cohesive canopy with the adjacent specimens. Canopy encroaching into the built form west.	7.3	shown on TCP
T32	Small-leaved lime	Tilia cordata	14m	320	7.00	7.00	5.00	5.00	3.00	Semi-mature	Good	Good	B1, 2	Semi mature specimen located on the eastern boundary of the site. Single stem. Forms a common cohesive canopy with the adjacent specimens. Of good future potential.	3.8	shown on TCP
T33	Sycamore	Acer pseudoplatanus	15m	660	6.00	6.50	6.50	6.50	6.00	Early-mature	Good	Fair	B1, 2	Early mature specimen located on the eastern boundary of the site. Single stem bifurcates at c.2.5m. Forms a common cohesive canopy with the adjacent specimens. Canopy encroaching into the built form south.	7.9	shown on TCP
T34	Small-leaved lime	Tilia cordata	14m	330	5.00	5.00	6.00	7.00	4.00	Semi-mature	Good	Fair	B1, 2	Semi mature specimen located on the eastern boundary of the site. Single stem. Forms a common cohesive canopy with the adjacent specimens.	4.0	shown on TCP
T35	Common beech	Fagus sylvatica	15m	680	9.00	8.00	7.00	6.50	2.50	Mature	Good	Fair	A1, 2	Mature specimen located on the eastern boundary of the site. Single stem bifurcates at c.2.5m. Forms a common cohesive canopy with the adjacent specimens. Prominent specimen north/south along Barlow Moor Road.	8.2	shown on TCP
T36	Rowan	Sorbus aucuparia	5m	125	1.00	2.00	3.00	1.00	2.00	Semi-mature	Fair	Fair	C2	Semi mature specimen located offsite on the northern boundary of the site. Single stem. Dense ivy throughout. Of limited arboricultural merit.	1.5	shown on TCP
T37	Small-leaved lime	Tilia cordata	8m	280	5.50	5.50	5.50	5.50	4.00	Semi-mature	Good	Fair	B1, 2	Semi mature specimen located on the southern boundary of the site. Single stem. Surrounded by hardstanding on all sides. Dense epicormic growth associated with the base. Good radial canopy. Prominent specimen east/west along the A6010.	3.4	shown on TCP
T38	False acacia	Robinia pseudoacacia	12m	280	6.25	6.25	6.25	6.25	1.50	Semi-mature	Good	Fair	B1, 2	Semi mature specimen located on the southern boundary of the site. Single stem. Surrounded by hardstanding on all sides. Good radial canopy. Pendulous form. Prominent specimen east/west along the A6010.	3.4	shown on TCP

Tree Number	Common Species Name	Scientific Name	Height (m)	Trunk Diameter	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T39	False acacia	Robinia pseudoacacia	6m	50	1.00	1.00	1.00	1.00	2.00	Young	Good	Fair	C1, 2	New planting located on the southern boundary of the site. Single stem. Surrounded by hardstanding on all sides. Readily replaceable.	.6	shown on TCP
G1	Lawson cypress	Chamaecyparis lawsoniana	10-12	250-350	3.00	3.00	3.00	3.00	3.00	Semi-mature	Good	Fair	C1, 2	Semi mature group located on the boundary of the site. Forms a dense boundary screen.	4.2 max	shown on TCP
G2	Norway maple, Lawson cypress, Common ash, Common holly, Golden weeping willow	Acer platanoides, Chamaecyparis lawsoniana, Fraxinus excelsior, Ilex aquifolium, Salix sepulcralis 'Erythroflexuosa'	11-16	75-720	6.00	6.00	6.00	6.00	2.00	Early-mature	Fair	Fair	B2	Semi mature to mature group located on the western boundary of the site. Single stems. Forms a common cohesive canopy. Ash specimens within the group showing signs of decline. Provides screening from the residential properties west.	8.64 max	shown on TCP
G3	Silver birch	Betula pendula	8-12	75-225	3.00	3.00	3.00	3.00	2.00	Semi-mature	Fair	Fair	C2	Semi mature linear group located on the western boundary of the site. Single stems. Located in narrow planting bed. Several heavily suppressed specimens. Readily replaceable.	2.7 max	shown on TCP
G4	Sycamore, Common hawthorn, Highclere holly, Bay laurel	Acer pseudoplatanus, Crataegus monogyna, Ilex x altaclarensis, Laurus nobilis	3-7	70-165	6.00	6.00	6.00	6.00	0.00	Semi-mature	Fair	Fair	C2	Semi mature group located in raised planting bed towards the northern boundary of the site. Significant decline associated with the central sycamore specimen. Of limited arboricultural merit.	1.98 max	shown on TCP
G5	Sycamore, Silver birch, Common ash, Elder	Acer pseudoplatanus, Betula pendula, Fraxinus excelsior, Sambucus nigra	2.5-4	30-60	2.50	2.50	2.50	2.50	0.00	Young	Fair	Fair	C2	Dense untidy group of limited arboricultural merit.	0.72 max	shown on TCP

Appendix 5: Proposed Landscape Masterplan





Beehive Lofts, Beehive Mill, Jersey St, Ancoats, Manchester, M4 6JG
0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

KEY

Ground Floor

- | | |
|---|--|
|  | Application red-line boundary |
|  | Indicative works outside the red-line application boundary - details TBC |
|  | Existing retained tree (RPA zones) |
|  | Proposed tree |
|  | Biodiverse, naturalistic planting areas |
|  | Rain garden |
|  | Hedge |
|  | Mounding |
|  | Amenity grass |
|  | Natural sandstone surfaces: to define key public spaces - laid in bands of varying sizes and finishes (light grey/buff colour) |
|  | Natural sandstone brick format units: to define the apartment entrance spaces - laid in herringbone pattern (light grey/buff colour mix) |
|  | Resin-bound gravel with natural sandstone cobble edges, thresholds and banding details (buff colour mix) |
|  | Resin bound gravel (no-dig specification): to define change in use to Pocket Park space (dark buff colour mix) |
|  | Block paving: to define transition spaces and key boundary edges (including adopted areas outside of the red-line up to the existing kerb-line) (natural aggregate concrete blocks, smaller block unit setts used for edges, thresholds and detailing - light grey colour) |
|  | Coloured permeable bitmac: to define private parking area access roads (buff colour) |
|  | Sealed bitmac: to define public parking areas and service access routes |
|  | Un-bound gravel chippings (grey granite) |
|  | Brick wall: brick to match FCBS specification for the proposed buildings |
|  | 1.8m railings and pedestrian gates (specification TBC) |
|  | Corten-steel raised planter edge (varies between 400-500mm high - naturally rusted brown colour) |
|  | Mild steel raised edge: 6mm thick with concealed joining system - naturally rusted brown colour (to be used around planting beds containing existing trees where ground levels are not to be raised significantly). |
|  | Natural sandstone kerb with dropped section inlets for rain garden drainage |

Podium courtyard garden

- | | |
|--|--|
| | Ornamental mixed planting areas in raised steel edge planter |
| | Green roof lawn turf |
| | Green roof native wildflower meadow turf |
| | Multi-stem large shrub / small tree |
| | Multi-stem large shrub / small tree in large feature pot |
| | Resin bound gravel (buff colour mix) |
| | Composite timber decking |
| | Brick unit paving laid in herringbone pattern |
| | Stepping stones |
| | Aluminum feature pergola on raised platform |
| | Climbing plant support structure and tensile wires (incorporating overhead lighting) |
| | 2m high steel powder coated railings: (to match architectural specification and colour) |
| | Decorative privacy screen boundary |
| | Fixed bench seating |
| | Moveable timber seating blocks |
| | Raised platform feature (positioned over evaluated podium floor level over generator room below) constructed with composite wood (billionboard or similar approved). Incorporating steps, ramp, seating elements and planters. |
| | Flexible seating: Indicative only (Hay Palisade table and chair collection - Iron Red colour or similar approved) |
| | Outdoor entertainment features (potentially including outdoor kitchen and bar with stools) |
| | Outdoor games features (potentially including table tennis and table football) |

P J L I V E S E Y

Chorlton Precinct, Manchester

Landscape Masterplan DRAFT

Drawg No: 1062-01U

Drawn by: LS

Rev by: LN/LS

QM Status: CHECKED
Cost: 4.000 @ 1.0

Date: 13-10-23

Checker: LC

Rev checker: LC

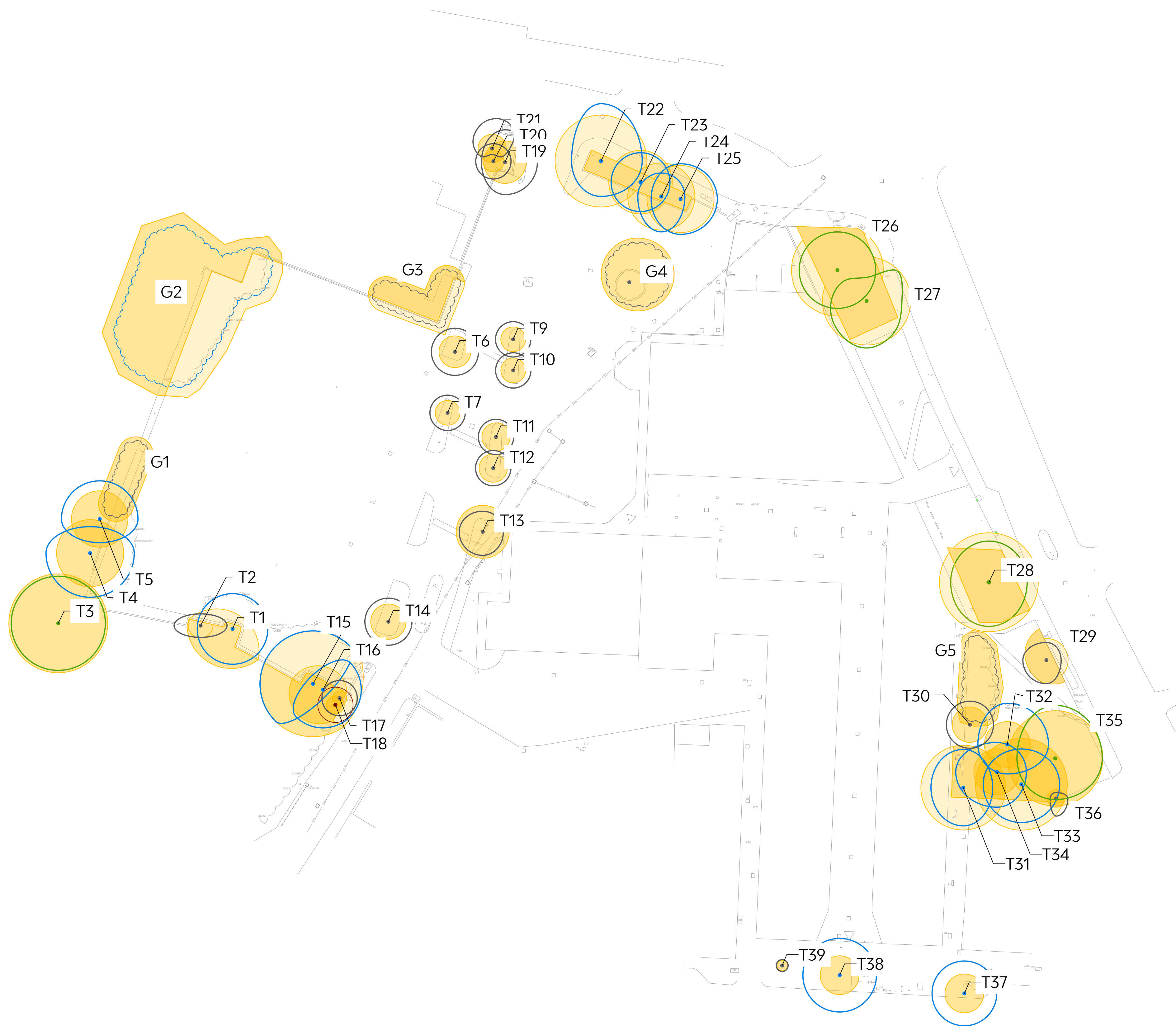


Plans:

Plan 1: Tree Constraints Plan (TCP), (16173/P02a)

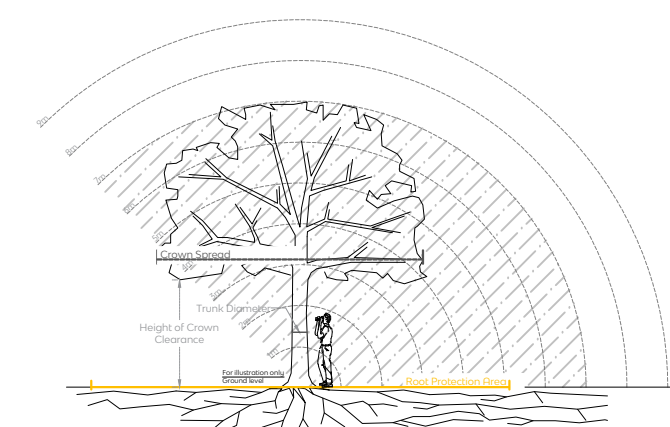
Plan 2: Preliminary Tree Retention and Removal Plan (TRRP),
(16173/P05b)



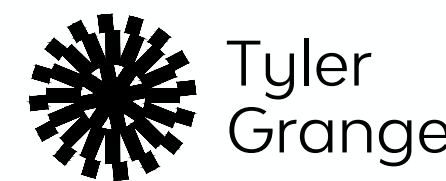


- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees in Poor Condition
- Root Protection Areas
- Areas of Influenced RPA (Reduced Root Density due to Existing Infrastructures)
- Tree Shading Constraints

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*



A Rev	RPA Adjustments Description	21.10.2024 Date
-------	-----------------------------	-----------------



Head Office: 97 Icknield Street, Hockley,
Birmingham, B18 6RU
E: info@tylergrange.co.uk
W: www.tylergrange.co.uk

Project title
Chorlton Precinct

Drawing title
Tree Constraints Plan

Scale	1:400 @ A1	Drawn	JB
Date	21.10.2024	Checked	BV

Drawing number	16173_P02	Revision	A
----------------	-----------	----------	---

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed.

Tyler Grange Group Limited
Copyright © Tyler Grange Group Limited 2024





Application Boundary

Category A - Trees of High Quality and Value

Category B - Trees of Moderate Quality and Value

Category C - Trees of Low Quality and Value

Category U - Trees in Poor Condition

Root Protection Areas

Areas of Influenced RPA (Absent/Reduced Root Density due to Existing Infrastructures)

Tree Shading Constraints

Tree Removals as Detailed within the AMS for Prior Demolition Notice Submission

Tree Removals to Facilitate the Proposed Development Construction Phases

Extent of Crown Reduction Pruning Works to Facilitate the Development

Extent of Crown Lift Pruning Works to Facilitate the Development

Development Works Proposed Inside Uninfluenced Root Protection Areas

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*

B	New layout received	17/03/2025
A	New layout received	04/03/2025
Rev	Description	Date

Tyler Grange

Head Office: 97 Icknield Street, Hockley, Birmingham, B18 6RU

E:info@tylergrange.co.uk

W: www.tylergrange.co.uk

Project title

Chorlton Precinct

Drawing title

Tree Retention & Removal Plan

Scale

1:400 @ A1

Date

17.03.2025

Drawn

BV

Checked

NC

Drawing number

16173_P05

Revision

B

This document should not be relied on or used in circumstances other than those for which it was prepared and for which Tyler Grange was appointed.

Tyler Grange accepts no responsibility for this document to any other party other than the person by whom it was appointed.

Tyler Grange Group Limited
Copyright © Tyler Grange Group Limited 2025



Step into our world

www.tylergrange.co.uk



**Tyler
Grange**

Landscape | Ecology | Arboriculture