

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

MAY 2025

Albert Bridge House
Bridge Street
Manchester
M3 5AH

U R B A N
G R E E N

QUALITY MANAGEMENT

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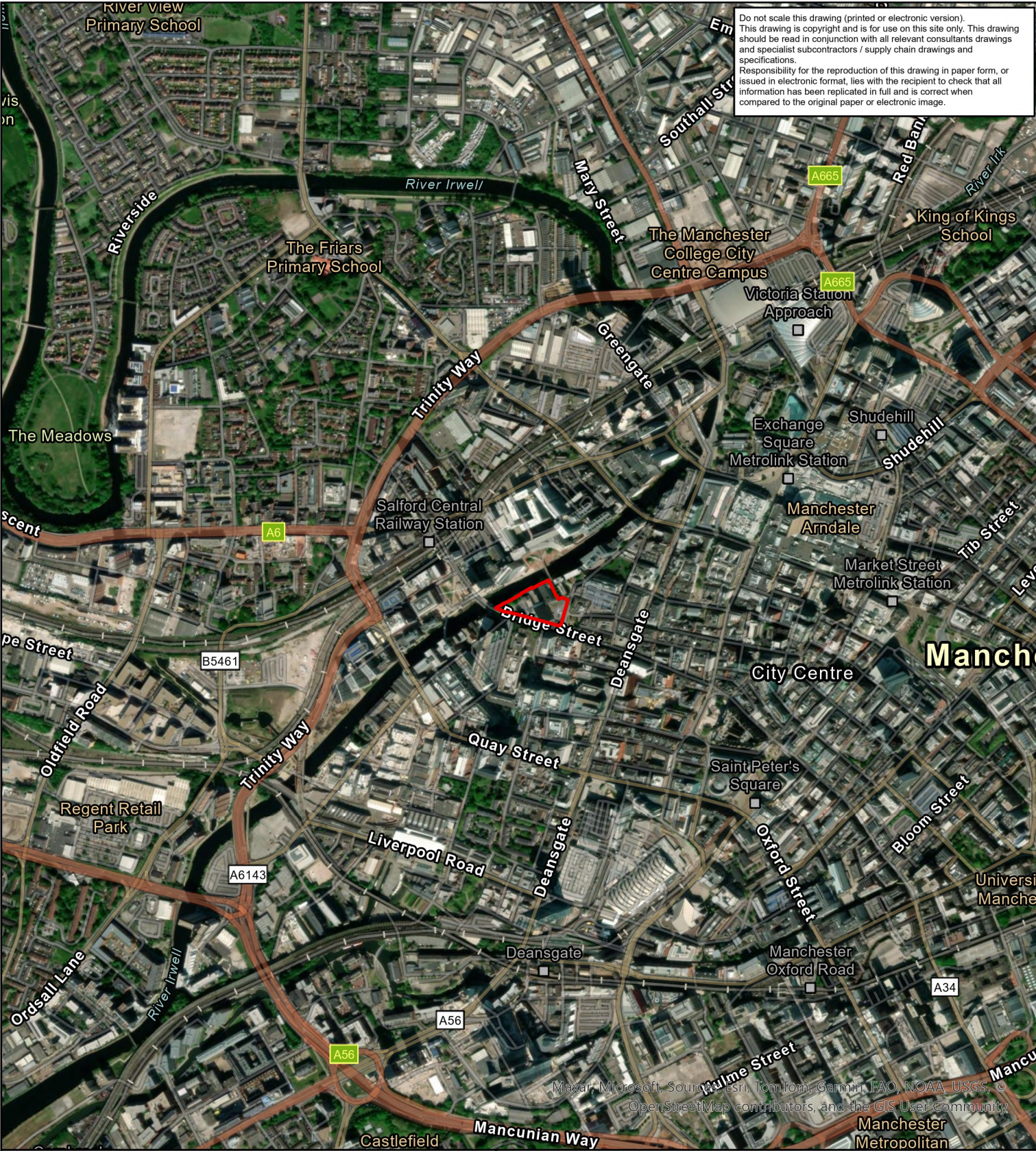
1. Executive Summary

- 1.1.1. Urban Green have been instructed by Oval Real Estates Ltd. to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Albert Bridge House, Bridge Street, Manchester, M3 5AH produce our findings in a report.
- 1.1.2. It is proposed to demolish the existing onsite structures and construct three new mixed-use high-rise buildings, alongside associated hard and soft landscaping. Details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. It has been confirmed by Manchester City Council that *The Manchester City Council (Albert Bridge House, Bridge Street) Tree Preservation Order 2018* is in effect at the site. The site is not located in a Conservation Area.
- 1.1.4. The proposed development necessitates the removal of eight individual trees, one tree group and one tree from within a further tree group within the site boundary. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. Urban Green have also been instructed to carry out a Preliminary Ecological Appraisal (PEA) at the site (UG_2852_ECO_PEA_01). This report should be read and adhered to in conjunction with the PEA report.
- 1.1.6. Tree protective fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.7. Temporary tree guards will need to be constructed around the retained trees prior to the commencement of the proposed development, as indicated on the Tree Protection Plan.
- 1.1.8. The demolition of the existing onsite structures will need to be carried out carefully to avoid mechanical damage to the retained trees.
- 1.1.9. The removal and/or replacement of existing onsite structures and surfaces within the Root Protection Area(s) (RPAs) of retained trees will need to be carried out under Arboricultural supervision using hand-operated tools only.
- 1.1.10. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the RPAs of several retained trees, as indicated on the Tree Protection Plan.
- 1.1.11. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 1.1.12. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Oval Real Estates Ltd. to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' at Albert Bridge House, Bridge Street, Manchester, M3 5AH and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states '*Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.*'
- 2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SJ 83437 98372.



Legend: Red Line Boudnary		1 Kilometers		N
Client: Oval Real Estate		Issue: 01	Figure: 01	URBANGREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Project: Albert Bridge House		Scale @ A4 1:12,000		
Title: Site Context		Approved by: CL	Checked by: ME	
Drawing Ref: UG_2852_SITE_CONTEXT		Author: CL	Date: 10/01/2025	

2.2. Scope

- 2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

- 2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

- 2.5.1. The site is located on Bridge Street at the edge of Manchester city centre and comprises areas of existing hardstanding, the currently derelict Albert Bridge House, and ornamental tree planting. The River Irwell bounds the site to the northwest, Bridge Street lies to the south of the site, St. Mary's Parsonage to the east and Trinity Bridge landing is located to the northeast.

2.6. Soil Profile

- 2.6.1. Reference to the LandIS/Cranfield University Soil and Agrifood Institute's Soilscape Viewer suggests the underlying soil profile at the site is characterised as a naturally very wet, acidic, sandy and loamy soil with very low fertility. This soil profile is typical of arable, horticultural and some wet lowland heath environments.

3. Legislation

3.1. Tree Protection Status

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. It has been confirmed by Manchester City Council that *The Manchester City Council (Albert Bridge House, Bridge Street) Tree Preservation Order 2018* is in effect at the site. This TPO affords statutory protection to surveyed trees T1, T2 and T3, as detailed in the Tree Data Schedule in Appendix 1 and the plans included in Appendix 4. A copy of the TPO can be viewed in Appendix 5. The site is not located in a Conservation Area.
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Ecological Considerations

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.2.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist sought about how best to proceed.
- 3.2.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.
- 3.2.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_2852_ECO_PEA_01), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to demolish the existing onsite structures and construct three new mixed-use high-rise buildings, alongside associated hard and soft landscaping. Details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree Constraints

- 4.2.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) Explained

- 4.3.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.3.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.3.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.4. Surveyed Trees

- 4.4.1. The survey assessed fifteen individual trees and six tree groups, the quality and value of which are summarised below. Full details of the surveyed trees and tree groups can be viewed in the Tree Data Schedule in Appendix 1.
- 4.4.2. Ten individual trees and five tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; three individual trees and one tree group were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'; and two individual trees were assessed as BS 5837: 2012 'Unsuitable' Category 'U'.
- 4.4.3. One tree within tree group G18, G20 and G21 reside outside the provided redline site boundary and are understood to be under third-party ownership. The remaining trees and tree groups are within the site or on the boundaries.
- 4.4.4. The tree cover comprises mainly of moderate quality ornamental planting, with more densely spaced trees and tree groups along the riverside embankment to the northern boundary.
- 4.4.5. The surveyed trees and tree groups are visually important to the character and appearance of the area, providing some respite and amenity to the locale, which is dominated by urban infrastructure.

4.5. Impacts of Development

- 4.5.1. The proposed development would necessitate the removal of four individual trees (T5, T6, T13 and T15) and one tree from within a tree group (G8) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; two individual trees (T7 and T12) and one tree group (G14) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C' and two individual trees (T16 and T17) assessed as BS 5837: 2012 'Unsuitable' Category 'U' within the site boundary, as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 4.5.2. The proposed development will also require access facilitation pruning works (crown lifting/reduction) to retained trees and tree groups G8, T9, T10, G11 and G20. These works are relatively minor in nature and, provided they are carried out in accordance with BS 3998: 2010 '*Tree work – Recommendations*', should not materially harm the long-term health, appearance or retention value of the trees.
- 4.5.3. The remaining trees and tree groups are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.5.4. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of the proposed development. A specification for protective fencing can be viewed on the Tree Protection Index in Appendix 4 and in section 4.7. of this report.
- 4.5.5. The stems of retained trees and tree group T1, T2, T3, T4, and G8 will need to be protected by temporary tree guards, as indicated on the Tree Protection Plan. a specification for temporary tree guards can be viewed in the Tree Protection Index and in section 4.8. of this report.

- 4.5.6. The demolition of the existing onsite structures will need to be carried out carefully to avoid mechanical damage to the retained trees and tree groups. The demolition works will need to be carried out in accordance with the guidance provided in section 4.9. of this report and an Arboricultural Method Statement (AMS).
- 4.5.7. The removal of the existing walls within the RPAs of retained trees and tree group T3, T4, G8 and T9 will need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an AMS.
- 4.5.8. The removal of the existing onsite surfaces within the RPAs of retained trees and tree groups T9, T10, G11, G18 and G20 will need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an AMS.
- 4.5.9. The removal and replacement of existing onsite surfaces within the RPAs of retained trees and tree groups T1, T2, T3, T4, G8, T9, T10, G11 and G20 will also need to be carried using hand-operated tools only, under Arboricultural supervision, in accordance with an AMS. The proposed new surfaces will need to be finished with a permeable layer to allow movement and gases and water to the rooting environment of the retained trees.
- 4.5.10. The removal and replacement of the existing retaining walls within retained trees and tree groups G8, T9, T10 and G11 will require further use of hand-operated tools only, under Arboricultural supervision, in accordance with an AMS. These works will consist of the removal and replacement of the above-ground surfaces of the existing structures. No excavation below the existing ground levels should occur in undertaking these works.
- 4.5.11. The existing surfaces and structures proposed for removal and/or replacement within the RPAs of retained trees and tree groups should be kept in place for as long as possible during the construction process to afford protection to the rooting environment of the retained trees.
- 4.5.12. Arboricultural supervised excavation with possible root pruning will be required within the RPAs of retained trees and tree groups T1, T2, T3, T4, G8, T9, T10 and G11 to facilitate the construction of the proposed new walls and buildings. Due to the extent of the incursion into the RPAs of the retained trees for the new walls, it is recommended that pile foundations are used to reduce mechanical damage to the rooting environment of the retained trees. These works will need to be carried out under the supervision of an Arboricultural Consultant, using hand-operated tools only, in accordance with an AMS. Excavation using high-powered air compression machinery should be considered to avoid injurious contact with retained tree roots.

4.6. Tree Surgery Works

- 4.6.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details or remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.6.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 4.6.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010.

4.7. Protective Fencing

- 4.7.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any proposed development on site including the delivery of materials and site facilities.
- 4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately at the alignment indicated on the Tree Protection Plan.
- 4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).
- 4.7.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.7.5. No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.7.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

4.8. Temporary Tree Guard

- 4.8.1. Where space is limited, it is sometimes necessary to construct a temporary tree guard to physically protect the main stem of the tree.
- 4.8.2. This should be made by joining together 4 X 25mm Exterior Grade pieces of plywood to 47mm X 47mm treated timber posts to create a box shaped frame which is attached to the ground or adjacent structures. No fixings are to be made to the tree and suitable ground protection should be employed within the RPA of the tree.

4.9. Demolition and Removal of Surfaces in the RPA

4.9.1. During demolition, the following restrictions will apply:

- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
- The main body of any mechanical excavator will operate outside the RPA.
- Masonry will be pulled away from trees where possible.
- When breaking masonry, a fine water spray will be used to minimise dust particles.
- Excessive dust particles on trees will be removed each day by spraying with water.
- Hard surfaces should be kept in place for as long as possible during construction works to prevent soil compaction in the RPA.

4.9.1. During surface removal, the following restrictions will apply:

- Only hand-operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
- No excavation below the existing sub-base will occur.
- All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.10. Temporary Site Cabins

4.10.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the Local Planning Authority (LPA) prior to delivery and will remain in the agreed locations unless approved by the LPA.

4.10.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.11. Utilities

4.11.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.12. Recommendations

- 4.12.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 4.12.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.
- 4.12.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 – Tree Data Schedule

The following pages contain information gathered at the site during the tree survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T1	Mature Italian Alder <i>Alnus cordata</i>	19	6	6	S	920	6 7 5	1: Moderate stem lean northwest. 2: Pruning wounds due to crown lifting. 3: Western canopy encroaching onto adjacent property. 4: Acceptable condition at present. 5: Protected by The Manchester City Council (Albert Bridge House, Bridge Street) Tree Preservation Order 2018.	No action required.		Good	40+	11.04
									n/a	3	Good	B1	
T2	Semi-Mature Japanese Flowering Cherry <i>Prunus serrulata</i>	8	2	2	W	410	4.5 7 6	1: Basal epicormic growth. 2: Stem bifurcates at a height of approximately 2m. 3: Previously pruned, with wounds well occluded. 4: Protected by The Manchester City Council (Albert Bridge House, Bridge Street) Tree Preservation Order 2018.	No action required.		Fair	20-40	4.92
									n/a	3	Good	B1	
T3	Mature Italian Alder <i>Alnus cordata</i>	17	3	4	W	720	6 7 6.5	1: Situated within stone planting pit. 2: Moderate stem lean south. 3: Previously topped at a height of approximately 10m. 4: Protected by The Manchester City Council (Albert Bridge House, Bridge Street) Tree Preservation Order 2018.	No action required.		Good	40+	8.64
									n/a	3	Good	B1	
T4	Early-Mature Common Lime <i>Tilia x europaea</i>	12	4	3	E	390	5 5 4.5	1: Located in raised planting bed. 2: Evidence of stem girdling roots within the top 500mm of topsoil. 3: Evidence of displacement of planting bed. 4: Rooting area likely to be restricted due to location of tree within hard standing. 5: Slightly low hanging canopy over parking bays to north.	No action required.		Fair	10-20	4.68
									n/a	3	Good	C1	
T5	Early-Mature Norway Maple <i>Acer platanoides</i>	13	5	3	N	570	5.5 6.5 6	1: Located in raised planting bed. 2: Exposed structural roots, due to displacement of planting bed border. 3: Bifurcated stem at a height of approximately 4m. 4: Stubs from previous branch loss and deadwood throughout canopy, up to approximately 100mm diameter.	Remove for development - see Tree Removal Plan.		Good	20-40	6.84
									n/a	n/a	Good	B2	
T6	Mature Willow <i>Salix</i> sp.	14	8	1.5	N	900	10 9 7	1: Situated within raised planting bed. 2: Roots evidently displaced planting bed wall. 3: Densely ivy clad stem, which significantly restricted detailed inspection of stem. 4: Small diameter deadwood within canopy. 5: Stubs present to lower stem from epicormic growth removal.	Remove for development - see Tree Removal Plan.		Fair	20-40	10.80
									n/a	n/a	Good	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T7	Semi-Mature Common Lime <i>Tilia x europaea</i>	8	3	2	N	250	6 2.5 4	1: Situated in raised planting bed. 2: Basal epicormic growth present. 3: Signs of displacement to planting bed boundary. 4: Biased canopy due to suppression from neighbouring tree. 5: Stubs and basal epicormic growth to east.	Remove for development - see Tree Removal Plan.		Fair	10-20	3.00
									n/a	n/a	Fair	C1	
G8	Early-Mature Norway Maple <i>Acer platanoides</i>	av 15	av 5	2	W	610	av 9.5 9.5 each	1: Located in raised planting bed. 2: All trees displaying girdling roots. 3: Trees evidently displacing planting bed wall. 4: Stubs from previous branch loss and deadwood hung up in canopies.	Remove one tree and prune for development - see Tree Removal Plan.		Good	20-40	7.32
									n/a	1	Good	B1	
T9	Mature Willow <i>Salix</i> sp.	19	4	2	M	1250	11 8.5	1: Located on slight west facing banking. 2: Ivy partially obscuring stem on southern side. 3: Minor amounts of deadwood located throughout canopy. 4: Multiple stems arising from 2m above ground level.	Prune for development - see Tree Removal Plan.		Good	20-40	15.00
									n/a	3	Good	B2	
T10	Early-Mature Norway Maple <i>Acer platanoides</i>	11	4	3.5	M	600	7 8.5 7.5	1: Located on west facing banking. 2: Stem bifurcates at a height of approximately 2m. 3: Minor deadwood throughout crown. 4: Moderate canopy bias due to suppression from neighbouring tree.	Prune for development - see Tree Removal Plan.		Good	20-40	7.20
									n/a	3	Good	B2	
G11	Early-Mature Mixed Species	av 18	av 5	2	M	630	av 4 6 4 each	1: Closely spaced linear group located on west facing banking. 2: Species include Norway maple and willow. 3: Dense ivy covering two trees in group. 4: Minor deadwood throughout crown.	Prune for development - see Tree Removal Plan.		Fair	20-40	7.56
									n/a	1	Good	B2	
T12	Mature Willow <i>Salix</i> sp.	18	6	4	M	710	9 3 10	1: Situated on west facing banking. 2: Twin stemmed from ground level. 3: Dense ivy on stem significantly restricted detailed inspection of stem. 4: Moderate canopy bias due to suppression from neighbouring trees.	Remove for development - see Tree Removal Plan.		Fair	20-40	8.52
									n/a	n/a	Fair	C1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T13	Early-Mature Common Lime <i>Tilia x europaea</i>	16	6	2.5	W	530	3.5 3.5 10	1: Located at top of west facing banking. 2: Twin stemmed from ground level. 3: Dense vegetation restricted access for detailed inspection of stem. 4: Previously pruned, with wounds well occluded.	Remove for development - see Tree Removal Plan.		Good	20-40	6.36
									n/a	n/a	Good	B2	
G14	Semi-Mature Cherry Laurel <i>Prunus laurocerasus</i>	av 7	av 1	o	M	av 210	av 4 4 each	1: Closely spaced pair with multiple stems arising from ground level. 2: Multistemmed from ground level. 3: Located on west facing banking.	Remove for development - see Tree Removal Plan.		Good	10-20	2.52
									n/a	n/a	Good	C1	
T15	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	13	5	2.5	SE	430	7 7 7	1: Located on west facing banking. 2: Growing within G14, preventing detailed inspection. 3: Previously pruned, with wounds well occluded.	Remove for development - see Tree Removal Plan.		Good	20-40	5.16
									n/a	n/a	Good	B2	
T16	Semi-Mature Elder <i>Sambucus nigra</i>	6	1	o	M	190	2 2 2	1: Moribund tree. 2: Located on west facing banking. 3: Little remaining canopy. 4: Poses low risk due to size and location.	Remove for development - see Tree Removal Plan.		Poor	<10	n/a
									n/a	n/a	Poor	U	
T17	Semi-Mature Elder <i>Sambucus nigra</i>	6	1	o	M	190	2 2 2	1: Moribund tree. 2: Located on west facing banking. 3: Little remaining canopy. 4: Poses low risk due to size and location.	Remove for development - see Tree Removal Plan.		Poor	<10	n/a
									n/a	n/a	Poor	U	
G18	Early-Mature Mixed Species	av 14	av 5	1	M	av 500	av 7 2 each	1: Closely spaced group of two sycamore and one Norway maple. 2: Located on steep west facing banking with limited access and subsequently not inspected in detail. 3: Biased canopies due to neighbouring trees. 4: Slight lean north with multiple stems arising from 1m above ground level.	No action required.		Good	20-40	6.00
									n/a	3	Good	B2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T19	Semi-Mature Norway Maple <i>Acer platanoides</i>	13	5	0	NE	420	7 7 7 7	1: Located on west facing banking with curved lower stem self correcting at 1m. 2: Dense vegetation restricted detailed inspection of stem. 3: Previously pruned, with wounds well occluded. 4: Small stem/branch to east previously failed and hung up on palisade fencing. good wound wood development and minor decay to aperture. 5: Wound approximately 1m long to southeast from previous branch failure, occluding well with minor decay.	Remove vegetation and reinspect.		Good	20-40 B2	5.04
									Low	1			
G20	Semi-Mature Common Lime <i>Tilia x europaea</i>	av 8	av 3	2	M	av 380	av 5.5 5.5 5.5 each	1: Seven closely spaced urban ornamental plantings. 2: Signs of uplift to planting pits evident to a number of trees in group. 3: All previously pruned to a similar extent.	Prune for development - see Tree Removal Plan.		Good	10-20 B1	4.56
									n/a	3			
G21	Early-Mature Mixed Species	av 15	3	0.5	M	av 550	av 5 5 5 each	1: Closely spaced group situated along riverbank. 2: Species include willow and sycamore. 3: Restricted access and subsequently not inspected in detail. 4: Rooting area likely to be restricted due to proximity of group to river.	No action required.		Good	20-40 B2	6.60
									n/a	3			

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category/Life Stage:	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height :	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).
Crown Spread:	Measurements taken from all four cardinal points in metres.
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.
RPA Radius:	Radial length in metres from the centre of the tree stem to the extent of the Root Protection Area (RPA), calculated in relation to the stem diameter.

Appendix 3 – Tree Retention Categories

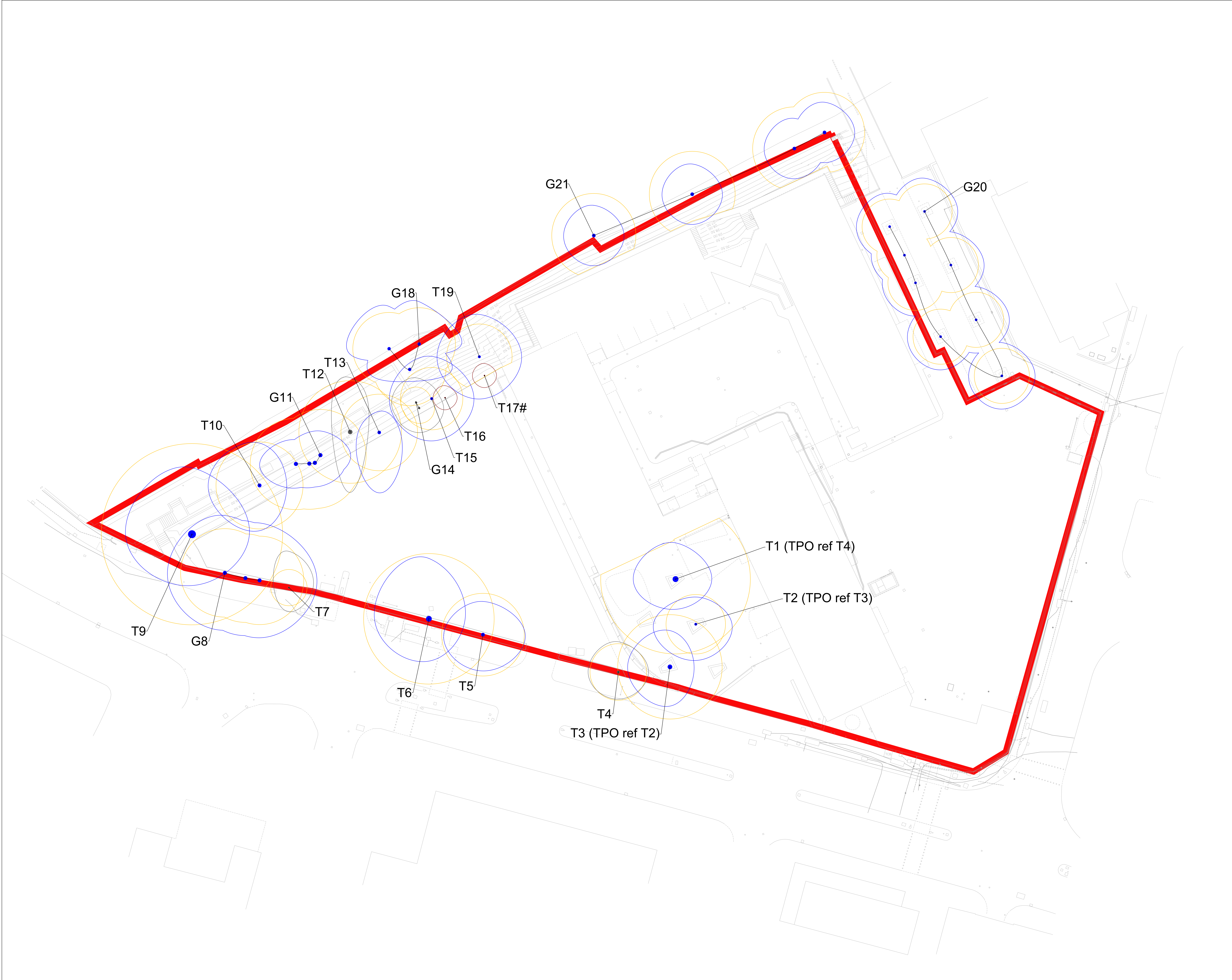
The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
BS 5837: 2012 Retention Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



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Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific connector construction information.

Notes:-

BS 5837: 2012 Retention Category A Tree, Group or Hedge

BS 5837: 2012 Retention Category B Tree, Group or Hedge

BS 5837: 2012 Retention Category C Tree, Group or Hedge

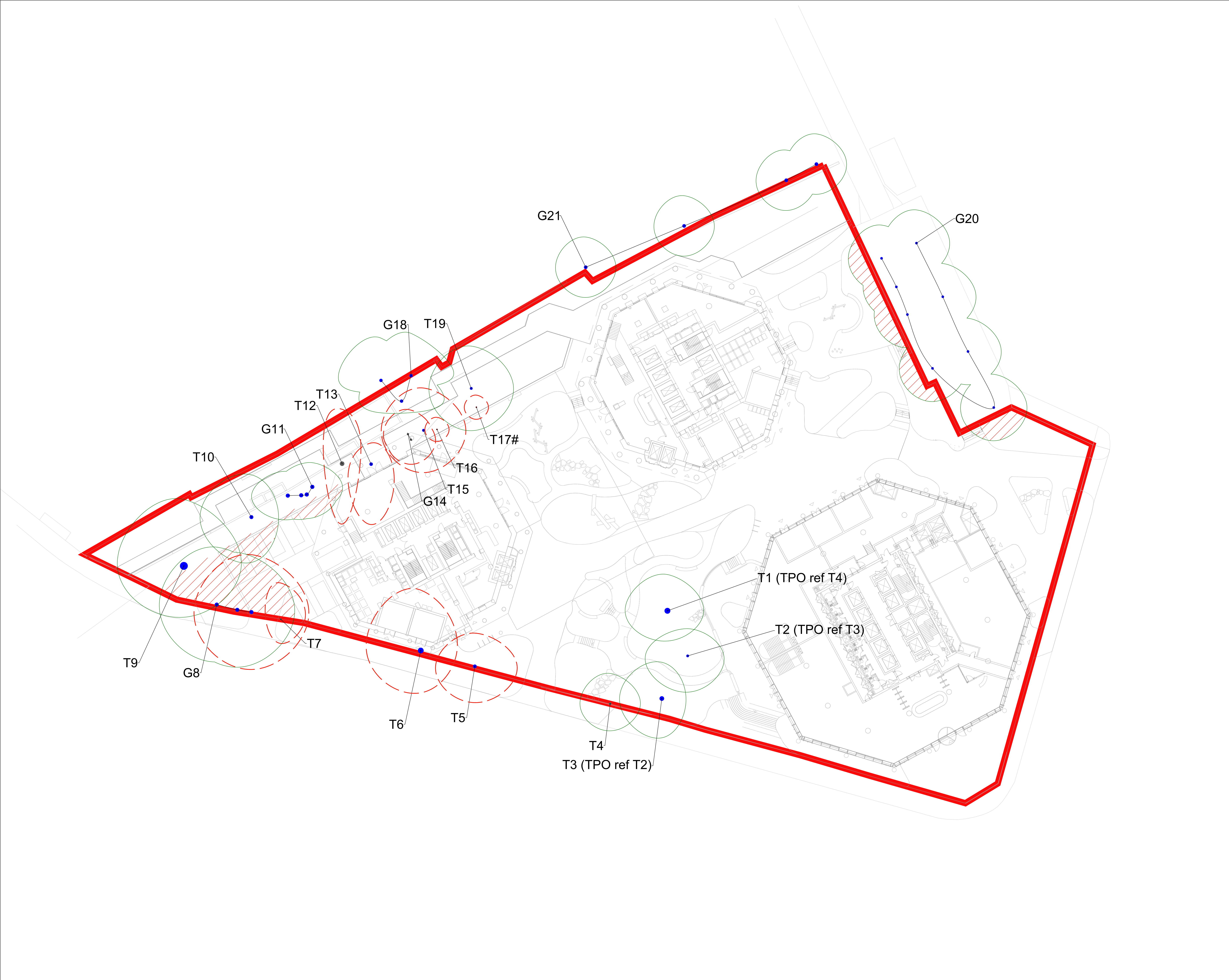
BS 5837: 2012 Category U Tree, Group or Hedge

Root Protection Area (RPA)

Position Estimated on Site

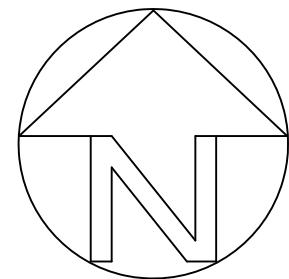
Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D	
URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk					
Client: OVAL REAL ESTATE LTD.					
Project: ALBERT BRIDGE HOUSE, MANCHESTER					
Title: TREE CONSTRAINTS PLAN					
Issue: PLANNING					
Drawn: AH		Checked: GM		Approved: AH	
Project: UG2852		Scale @ A0: 1:200		Date: 15/01/25	
Dwg No: UG_2852_ARB_TCP_01				Revision: 00	



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Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific connector construction information.

Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Retained Tree
	Removed Tree
	Extents of Pruning
	Position Estimated on Site
	Redline Site Boundary

01	16/05/25	UPDATED PROPOSAL	AH	XX
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client: **OVAL REAL ESTATE LTD.**

Project: **ALBERT BRIDGE HOUSE, MANCHESTER**

Title: **TREE REMOVAL PLAN**

Issue: **PLANNING**

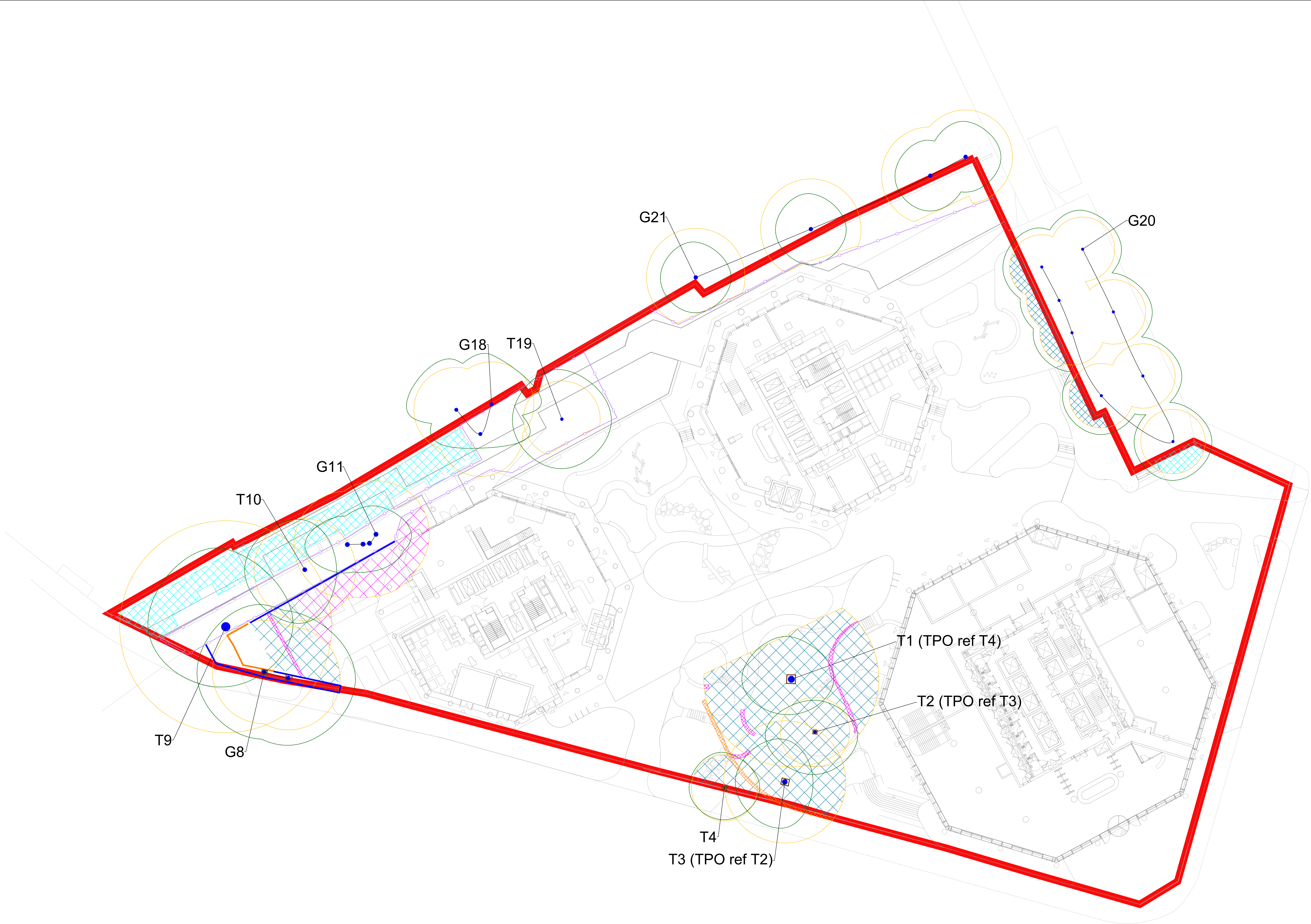
Drawn: AH	Checked: GM	Approved: AH
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Project: UG2852	Scale @ A0: 1:200	Date: 01/04/25
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Dwg No: UG_2852_ARB_TRP_01	Revision: 01
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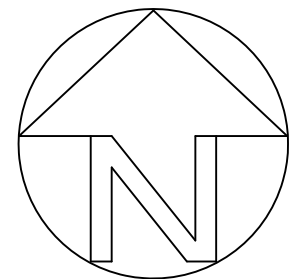
Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
T5	B	Norway maple	Fell to ground level	To facilitate the proposed development
T6		Willow		
T7	Common lime			
G8	B	Norway maple	Fell easternmost tree to ground level and crown lift remaining trees to 5.5m above ground level	
T9		Willow	Crown lift to 5.5m above ground level	
T10		Norway maple		
G11		Mixed species		
T12	C	Willow	Fell to ground level	
T13	B	Common lime		
G14	C	Cherry laurel		
T15	B	Sycamore		
T16	U	Elder		
T17				
G20	B	Common lime	Prune to reduce lateral spread back to site boundary	

01	16/05/25	UPDATED PROPOSAL	AH	XX
REV.	DATE	DESCRIPTION	DRAWN	CHK'D
U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk				
Client: OVAL REAL ESTATES LTD.				
Project: ALBERT BRIDGE HOUSE, MANCHESTER				
Title: TREE WORKS SCHEDULE				
Issue: PLANNING				
Drawn: AH		Checked: GM		Approved: AH
Project: UG2852		Scale @ A0: N/A	Date: 01/04/25	
Dwg No: UG_2852_ARB_TWS_01			Revision: 01	



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Notes:-



- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Root Protection Area (RPA)
- # Position Estimated on Site
- Redline Site Boundary
- Protective Fencing (See Insert 1 & Insert 2)
- Temporary Tree Guard (See Insert 3)
- Supervised Removal of Existing Surface within RPA
- Supervised Removal and Replacement of Existing Surface within RPA
- Supervised Excavation within RPA
- Supervised Demolition of Existing Wall within RPA
- Supervised Removal and Replacement of Existing Walls within RPAs

01	16/05/25	UPDATED PROPOSAL	AH	XX
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client: **OVAL REAL ESTATE LTD.**

Project: **ALBERT BRIDGE HOUSE, MANCHESTER**

Title: **TREE PROTECTION PLAN**

Issue: **PLANNING**

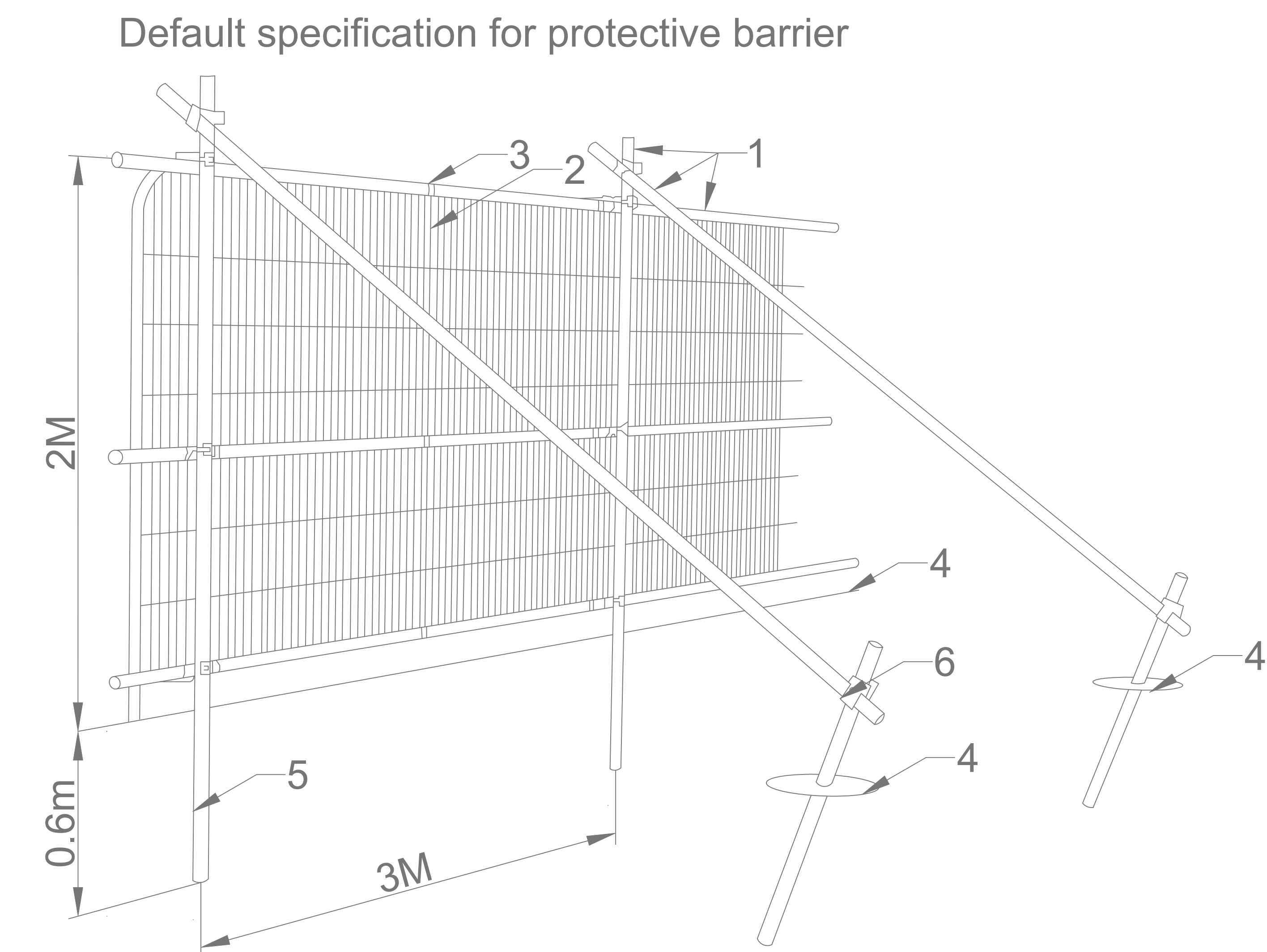
Drawn: AH	Checked: GM	Approved: AH
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Project: UG2852	Scale @ A0: 1:500	Date: 01/04/25
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Dwg No: UG_2852_ARB_TPP_01	Revision: 01
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Insert 1: Tree Protective Fencing Specification

Insert 2: Tree Protection Notice



- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
 - 3 Panels secured to upright and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground untill secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps



Insert 3: Temporary Tree Guard Specification



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Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk				
Client: OVAL REAL ESTATE LTD.				
Project: ALBERT BRIDGE HOUSE, MANCHESTER				
Title: TREE PROTECTION INDEX				
Issue: PLANNING				
Drawn: AH	Checked: GM	Approved: AH		
Project: UG2852	Scale @ A0: N/A	Date: 01/04/25		
Dwg No: UG_2852_ARB_TPI_01	Revision: 00			

Appendix 5 – *The Manchester City Council (Albert Bridge House, Bridge Street) Tree Preservation Order 2018*

**Town and Country Planning (Tree Preservation)(England)
Regulations 2012**

Town and Country Planning Act 1990

**The Manchester City Council (Albert Bridge House, Bridge Street)
Tree Preservation Order 2018**

The Council of the City of Manchester, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the Manchester City Council (Albert Bridge House, Bridge Street) Tree Preservation Order 2018.

Interpretation

- 2 — (1) In this Order “the authority” means the Council of the City of Manchester.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012¹

Effect

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy, or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

¹ S I 2012/605

Application to trees to be planted pursuant to a condition

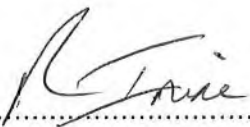
4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 25th day of April'2018

THE COMMON SEAL OF THE
COUNCIL OF THE CITY OF
MANCHESTER was hereunto
affixed in pursuance of an Order of
the Council of the said City:- F.M



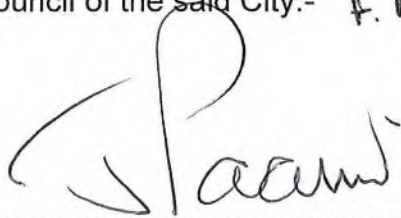
01095698


.....
Authorised Signatory

CONFIRMATION OF ORDER

This Order was confirmed by the Council of the City of Manchester without modification on the 18th day of July 2018.

THE COMMON SEAL OF THE
COUNCIL OF THE CITY OF
MANCHESTER was hereunto
affixed in pursuance of an Order of
the Council of the said City:- F.M



.....
Authorised Signatory

01096756



SCHEDULE

Article 3

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T2	Italian Alder	Entrance to Albert Bridge House, Bridge Street, Manchester, M3 5AH
T3	Japanese Flowering Cherry	As above
T4	Italian Alder	As above

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE	-	-

Groups of trees

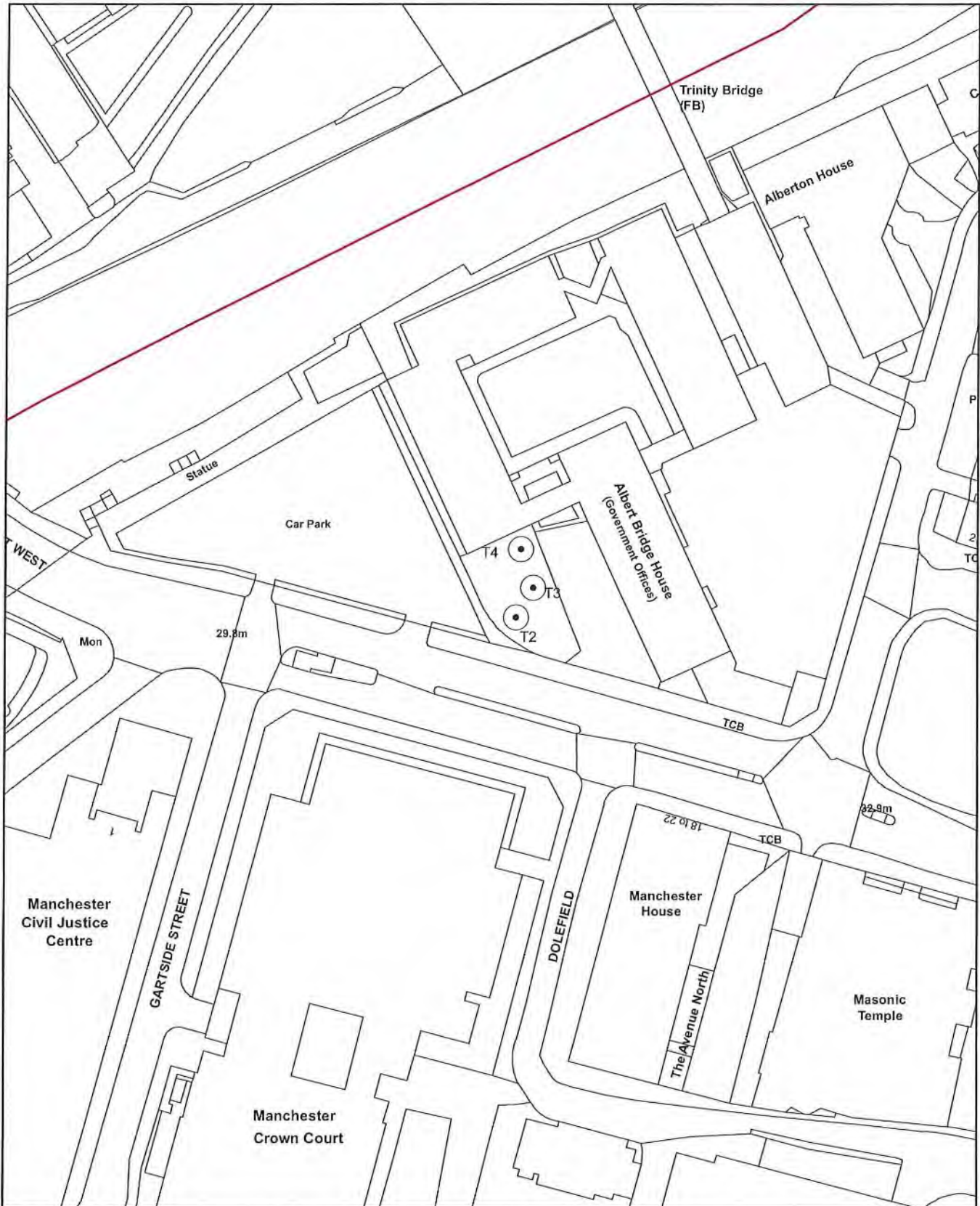
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description (including number of trees of each species in the group)</i>	<i>Situation</i>
NONE	-	-

Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE	-	-



Land at Albert Bridge House, Bridge Street, City Centre
Tree Preservation Order 2018

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