



**Brindle
&Green**

Arboricultural Impact Assessment

Joyce, 17 Chorlton Street, Manchester

Report Reference: BG25.136

REV1 - June 2025



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1 Summary

1.1 Scope of report

- 1.1.1 Brindle & Green were commissioned by The James (M1 Living) Limited to undertake a BS 5837:2012 Tree Survey and Arboricultural Impact Assessment (AIA) at Boulton House, in Manchester (hereafter referred to as 'the site'). This report summarises any potential arboricultural impacts and outlines a tree protection plan in relation to a full planning application for the conversion of the existing office building and the construction of a new building serving commercial use and serviced apartments, alongside associated landscaping works. Design proposals can be found in Appendix 4. The survey was carried out on the 12th February 2025.
- 1.1.2 This report is concerned with trees that have the possibility to be impacted as a result of development proposals at the site. This includes trees within the site, as well as any outside the boundary that may be impacted by the development and any subsequent post development activity.
- 1.1.3 This report and accompanying tree survey schedule are produced in accordance with the guiding principles of British Standard BS 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.
- 1.1.4 This report and associated tree survey aim to inform tree mitigation and/or removal for potential development at the site; it is not a health and safety survey. Observations on tree form and condition, from which management recommendations are made, are based upon ground-level visual assessments only. It is important to note that trees are dynamic and often unpredictable; even apparently healthy trees may occasionally fail.

1.2 Desk study

- 1.2.1 Email communication with Manchester City Council on 19th February 2025 confirmed that there are no Tree Preservation Orders or Conservation Orders affecting the site.

1.3 Summary of conclusions

- 1.3.1 All surveyed trees, T1 – T5, are recommended for removal to facilitate the proposed construction and landscaping works. A tree removal plan has been proposed for the development. The tree removal plan can be found in Appendix 2.

Table 1: Arboricultural considerations relevant to the site

Arboricultural Considerations	Recommendations	Timing
Tree removal/site clearance	Removal of trees/groups of trees to facilitate the development, or due to poor condition.	Pre-commencement and undertaken either outside the breeding bird season (March to September) or during the breeding bird season under ecological supervision
Tree planting	Planting with a mix of native and ornamental species.	Post-construction

2 Introduction

2.1 Context

2.1.1 The purpose of this survey was to provide an assessment of trees which may be impacted by development proposals at the site. A tree survey schedule, compliant with the guiding principles of BS 5837:2012, is contained within this report.

2.1.2 Results and recommendations contained within this report have been prepared by an experienced arboriculturist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site. This report pertains to this information only.

2.2 Purpose of the report

2.2.1 This AIA will evaluate the direct and indirect effects of the proposed development on the site's trees. It will consider the requirement for tree removal to facilitate the design and any potentially damaging activities to retained trees (British Standards Institution, 2012).

2.2.2 An AIA will typically address some, or all, of the following:

- The tree survey (including survey schedule and maps)
- Trees selected for retention
- Trees to be removed
- Facilitation pruning requirements
- Evaluation of the impact of proposed tree losses
- Mitigation measures to implement the design
- Tree protection plan

2.3 The site

2.3.1 The red line boundary is approximately 2500 square metres in extent and comprises the front and rear car parks associated with Boulton House, as well as the office building itself. The

surveyed trees comprise five young paper birch, planted to add amenity value to the front and rear car parks. The site is situated in Manchester city centre, entirely surrounded by further urban development. The site is the subject of a full planning application for the conversion of the existing office building and the construction of a new building serving commercial use and serviced apartments, alongside associated landscaping works. Design proposals can be found in Appendix 4.

3 Methodology

3.1 Tree survey parameters

3.1.1 The tree survey was undertaken in accordance with the guiding principles of British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations.'

3.1.2 Individual trees, groups of trees, woodlands and hedgerows are surveyed. A group of trees constitutes a cohesive arboricultural feature, either aerodynamically, visually or culturally. Where groups or woodlands are surveyed, individual trees may still be assessed if they vary significantly in their attributes.

3.1.3 Information recorded in the survey includes:

- **Species** – listed by common name. In the case of groups, all woody species present will be recorded.
- **Tree Height** – estimated in metres. In the case of groups, the average group height is recorded.
- **Crown Height** – height to the lowest branch is estimated in metres for each cardinal direction. In the case of groups, the minimum crown height is recorded.
- **Stem Diameters** – diameters of single-stemmed trees on level ground are measured at 1.5 metres above ground to the nearest 10 millimetres. Other commonly encountered trees (i.e. multi-stemmed or those on sloping ground) are measured in accordance with Figure C.1, BS 5837:2012.
- **Crown Spread** – recorded in metres along each of the cardinal points. In the case of groups, the maximum peripheral spread is recorded.
- **Life Stage** – recorded as young, semi-mature, mature, veteran, ancient or dead and defined in Table 2.

Table 2: Definitions of tree life-stages, as recorded in the survey schedule

Tree life-stage	Definition
Young	A tree within its first third of life expectancy. Established, but with significant growth remaining to reach ultimate size.
Semi-mature	A tree within its second third of life expectancy. Reaching its ultimate potential height, with slowing growth rate but will still increase in stem diameter and crown spread.
Mature	A tree within its final third of life expectancy. Limited potential for any significant further increase in size, even when healthy. Reasonable remaining life expectancy.
Veteran	A tree with features of biological, cultural or aesthetic value that are characteristic of individuals surviving beyond the typical age range for the species concerned.
Ancient	A tree that has passed beyond maturity and is very old in comparison to other trees of the same species.
Dead	The tree is dead; age up till death is of no significance.

- **General Observations** – including physiological condition (good, fair, poor, decline, dead) and any preliminary management recommendations. In the case of groups, the category awarded is that typical of the group.
- **Life Expectancy** – estimated remaining contribution in years (<10, 10+, 20+, 40+).

3.1.4 Trees will then be categorised as per the criteria shown in Table 3, to ascertain the quality and value of the existing tree stock.

3.2 Root Protection Areas (RPAs)

3.2.1 The **Root Protection Areas** are calculated and recorded in the survey schedule. RPAs are expressed in both linear and square metres. The RPA comprises the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability. The RPA is where the protection of the roots and soil structure is treated as a priority; it is at this distance/around this area that the tree protective fencing should be erected around any trees to be retained.

- 3.2.2 The default position is that structures are located outside the RPAs of trees to be retained. However, development within RPAs might be proposed when technical solutions allow the tree to remain viable. Such specialist guidance is therefore provided herein, where necessary.

3.3 General information and tree survey limitations

- 3.3.1 Tree surveys will be plotted directly onto a topographical survey whenever possible. If a topographical survey has not been undertaken, a digital OS map of the site will be used.
- 3.3.2 Surveyed trees are plotted using a Trimble TDC600 handheld device, partnered with a Geode GPS receiver (GNS2 Multi-GNSS 1Hz Receiver). Normal error of up to 0.5m can be experienced using this device, however care is taken to use the most accurate reading possible.
- 3.3.3 Where offsite trees have the potential to be impacted by the development proposals, they will be included within the tree survey; all measurements for offsite trees will be estimated from the site. Whenever tree measurements are estimated, this is represented with a # in the survey schedule. Note, detailed visual inspections may not be possible for offsite trees, as potential features/defects may not be visible from the site.

3.4 Report lifespan

- 3.4.1 We expect the results and recommendations of this report to be accurate for 2 years; however, tree condition may change following extreme weather events, damage or other unforeseen circumstances.

Table 3: Cascade chart for tree quality assessment (BS 5837:2012)

Category and definition	Criteria (including sub-categories where appropriate)		
Trees unsuitable for retention			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	– Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). – Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. – Trees infected with pathogens of significance to the health and/or safety for the trees nearby, or very low-quality trees suppressing adjacent trees of better quality. – <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i>		
Trees to be considered for retention	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)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including	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	Trees with material conservation or other cultural value

Category and definition	Criteria (including sub-categories where appropriate)		
	unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	situated so as to make little visual contribution to the wider locality	
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 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

4 Arboricultural Impact Assessment

4.1 Presence of Tree Preservation Orders (TPOs) or Conservation Areas

- 4.1.1 Email communication with Manchester City Council on 19th February 2025 confirmed that there are no Tree Preservation Orders or Conservation Orders affecting the site.

4.2 Potential for tree damage during development

- 4.2.1 Many development activities have the potential to damage trees, either directly or indirectly. Direct damage could include root severance, accidental damage to the crown or impact damage, whilst indirect damage predominantly involves soil compaction and the subsequent root loss.
- 4.2.2 Severing just one of a tree's major roots during careless excavation for construction can cause the loss of up to 20 per cent of the root system; this undermines the tree's ability to absorb water and leaves it unstable in high winds. In general, 80-90% of all tree roots are found in the top 600mm of soil, and almost 99% of the tree's total root length occurs within the topmost 1m of soil, with some variations depending on soil porosity. The potential nuisance that fine root systems create for the development of specific sites must be weighed against the importance that they play in soil stabilisation on sloping ground (acting in a similar way to geotextile matting).

4.3 Potential incompatibilities between the layout and trees proposed for retention

Construction Exclusion Zones (CEZs)

- 4.3.1 No Construction Exclusion Zones (CEZs) are to be established prior to the commencement of any works onsite due to the proposed removal of all surveyed trees.

Ground protection

- 4.3.2 There is no requirement for permanent or temporary ground protection within this scheme.

Specialist foundations

- 4.3.3 There is no requirement for specialist foundations within this scheme.

4.4 The working and access space needed for construction

- 4.4.1 Construction vehicles and personnel will access the site using the existing entrance from Chorlton Street.

4.5 Trees proposed for removal

- 4.5.1 The following trees are recommended for removal to facilitate the development: T1 – T5.
- 4.5.2 T1 – T5 comprise five young, Category C paper birch, planted at Boulton House to provide amenity value to the site. The trees are recommended for removal due to the proposed new building and landscaping works at the site. The trees are each planted in landscape planting pits that are to be removed as part of the landscaping works.

4.6 New planting

- 4.6.1 Current development plans detail new planting throughout the site as part of the proposed landscaping works, increasing the amenity and arboricultural value of the site and helping to offset proposed removal. Approximately 30 trees are currently proposed for planting, however, specific details of species and size are not yet available.
- 4.6.2 Replanting should use high quality stock of mix of native and ornamental species to provide ecological, landscape and aesthetic value to the scheme. Stock selection should be discussed with a qualified arboricultural consultant to ensure appropriate trees are selected for the space available; careful consideration must be given to the ultimate height and crown spread, form, fruiting habit and maintenance implications of the chosen species. To ensure the site is replanted appropriately a robust landscape strategy will be developed.

4.7 Installation of services

- 4.7.1 Proposed and existing services drawings have not yet been provided. Services near potential new planting should be ducted when possible for future maintenance. Grouping services will also minimise future disturbance where applicable.

5 Conclusion

- 5.1.1 T1 – T5 are recommended for removal due to conflict with the proposed development and landscaping works.
- 5.1.2 Tree removal will take place outside of the breeding bird season (March-September) to prevent disturbance. Alternatively, this may be completed under ecological supervision/ reasonable avoidance measures.

Appendix 1 – Tree Survey Schedule

Tree ID	Common Name	Maturity	Height (m)	No. of Stems	Calculated Stem Diameter (mm)	Radius of Nominal Circle (m)	RPA ^(m2)	Crown Spread (m)				Crown Height (m)				Crown	Stem	Basal Area	BS 5837 Category	Life Expectancy	Phys Condition	Comment
								N	E	S	W	N	E	S	W							
T1	Paper Birch	Young	7	2	181.069	2.2	14.8	3	3	3.5	3.5	3	3.5	2.5	3	Fair	Good	Fair	C2	10 to 20 yrs	Good	Two stemmed at base, landscaping planting bed higher than car park level. Pruning of minor to moderate lower limbs to stem. Previous overall crown reduction with regrowth. Large surface roots.
T2	Paper Birch	Young	7	2	120.615	1.4	6.6	2.5	2	2.5	2.5	3.5	2.5	2.5	2.5	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	Two stemmed at base, past stem entirely removed at base. Previous overall crown reduction. Raised planting bed, landscaping. Minor to moderate pruning of lower limbs to stem.
T3	Paper Birch	Young	7	3	123.227	1.5	6.9	2	2	1.5	1.5	2.5	2.5	2.5	3	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	Three stemmed at base. Previous overall crown reduction. Wounding and exposed dysfunctional wood at base of one stem, east. Raised landscaping planting bed. Minor pruning of lower limbs to stem. Minor deadwood limb east at 1m.
T4	Paper Birch	Young	6.5	4	153.877	1.8	10.7	2.5	3	3	2.5	1	2	0.5	1	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	Minor torn out limb to one stem, west at 2.5m. Previous overall crown reduction. Pruning of minor limbs to stem. Four stemmed at base. Raised landscaping bed.
T5	Paper Birch	Young	6.5	3	130.782	1.6	7.7	2.5	2.5	2	2.5	2	2	2	2	Fair	Fair	Fair	C2	10 to 20 yrs	Fair	Minor lower limbs pruned to stem. Two stemmed at base, past stem removed at base. Raised landscaping bed, services manhole in bed too. Previous overall crown reduction.

Appendix 2 – Tree Maps & Tree Removal Plan

Legend

-  Site boundary
-  Category A Tree
-  Category B Tree
-  Category C Tree
-  Category U Tree
-  Root Protection Area
-  Shading Arc
-  Category A Woodland, Group or Hedge
-  Category B Woodland, Group or Hedge
-  Category C Woodland, Group or Hedge
-  Category U Woodland, Group or Hedge

Revision	By	Date	Details

Project Reference / Name

BG25.136 Boulton House, Manchester

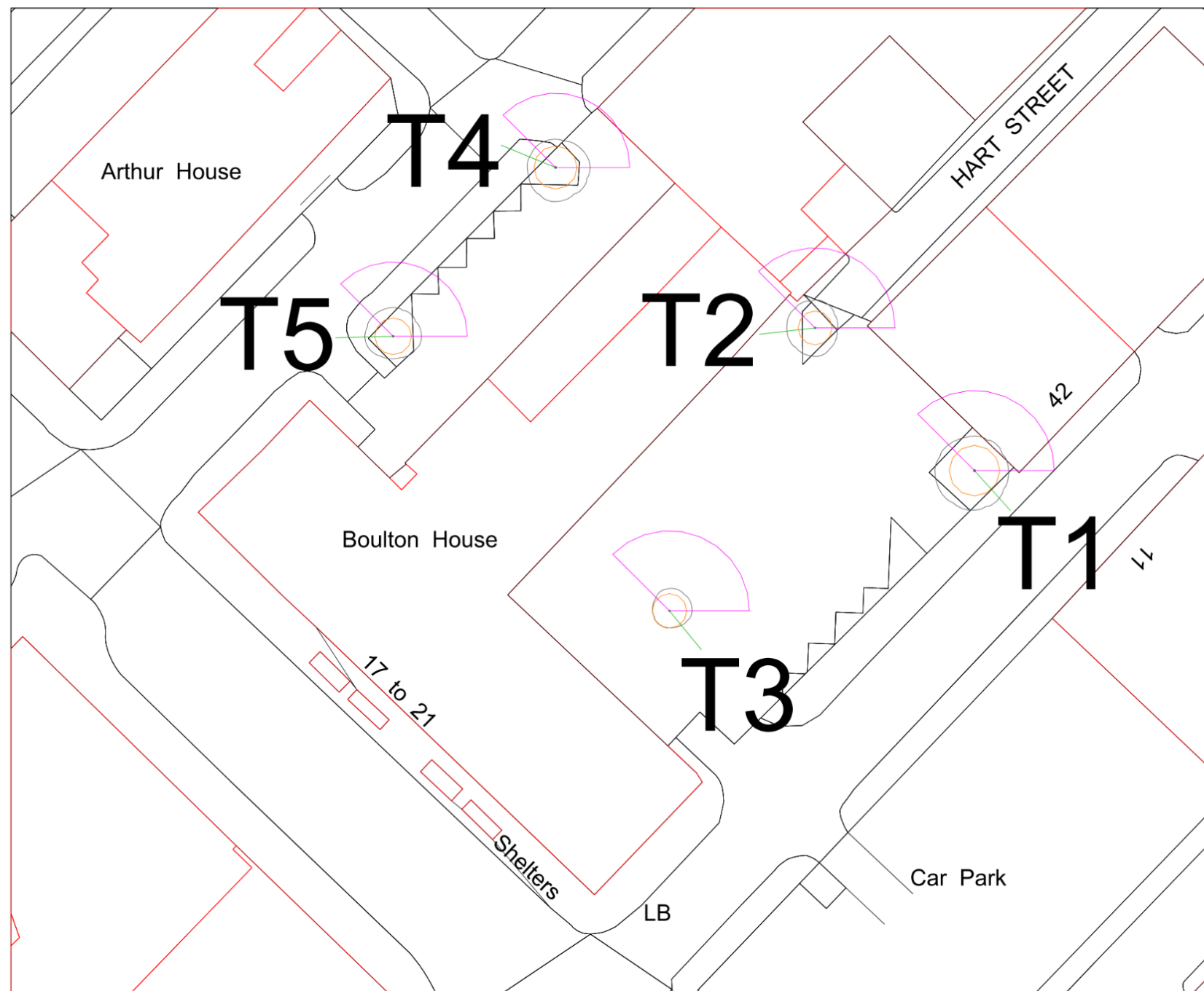
Client
The James

Drawing title
TREE CONSTRAINTS PLAN

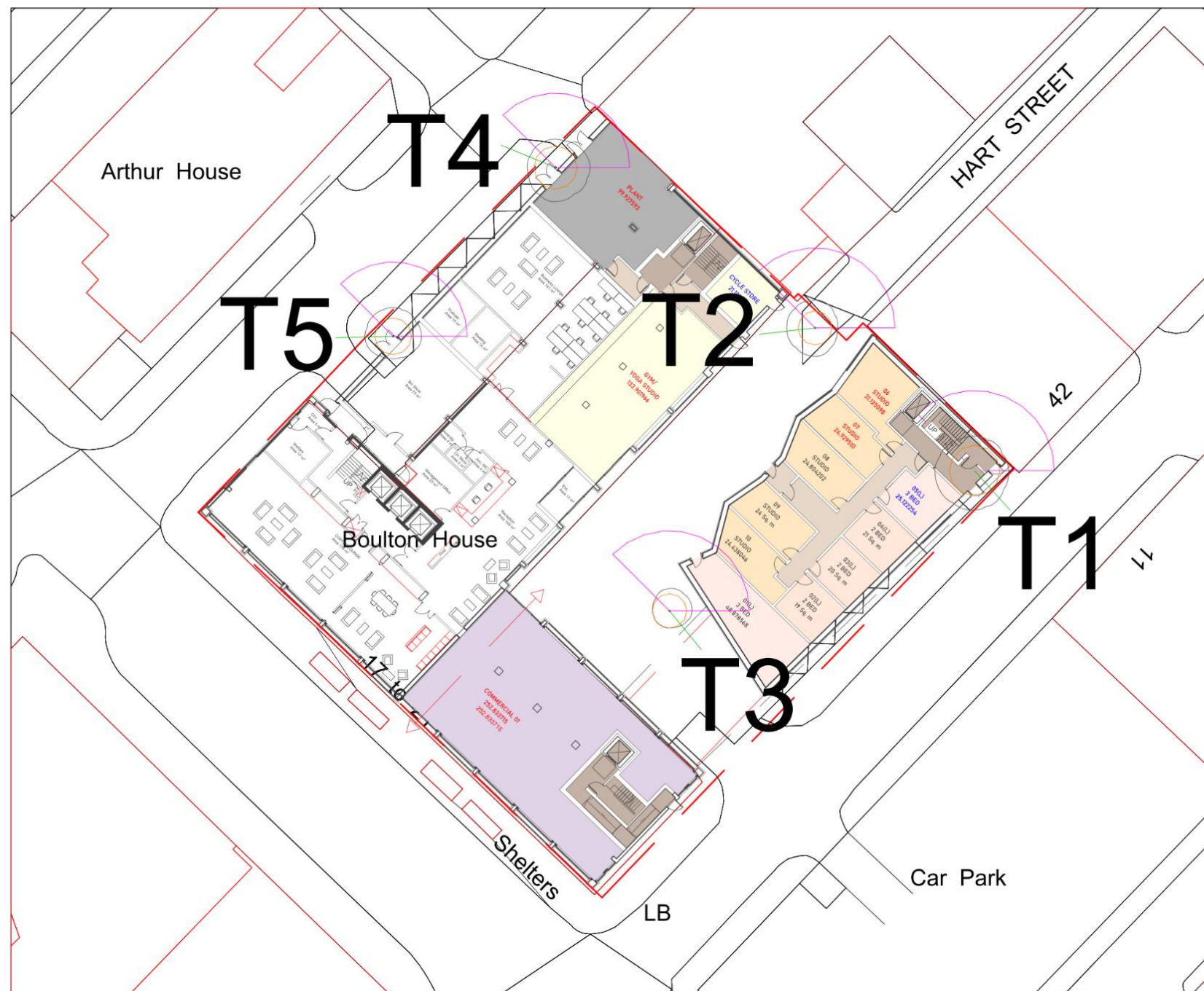
Project Status		Date of Issue	
INITIAL ISSUE		21.03.2025	
Scale	HR	Scale of map	1:200
Drawn	LE	Drawn	INITIAL
Checked		Checked	P01

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Legend

- Site boundary
- Category A Tree
- Category B Tree
- Category C Tree
- Category U Tree
- Root Protection Area
- Shading Arc
- Category A Woodland, Group or Hedge
- Category B Woodland, Group or Hedge
- Category C Woodland, Group or Hedge
- Category U Woodland, Group or Hedge

Revision	By	Date	Details

Project Reference: Name

BG25.136 Boulton House, Manchester

Client: The James

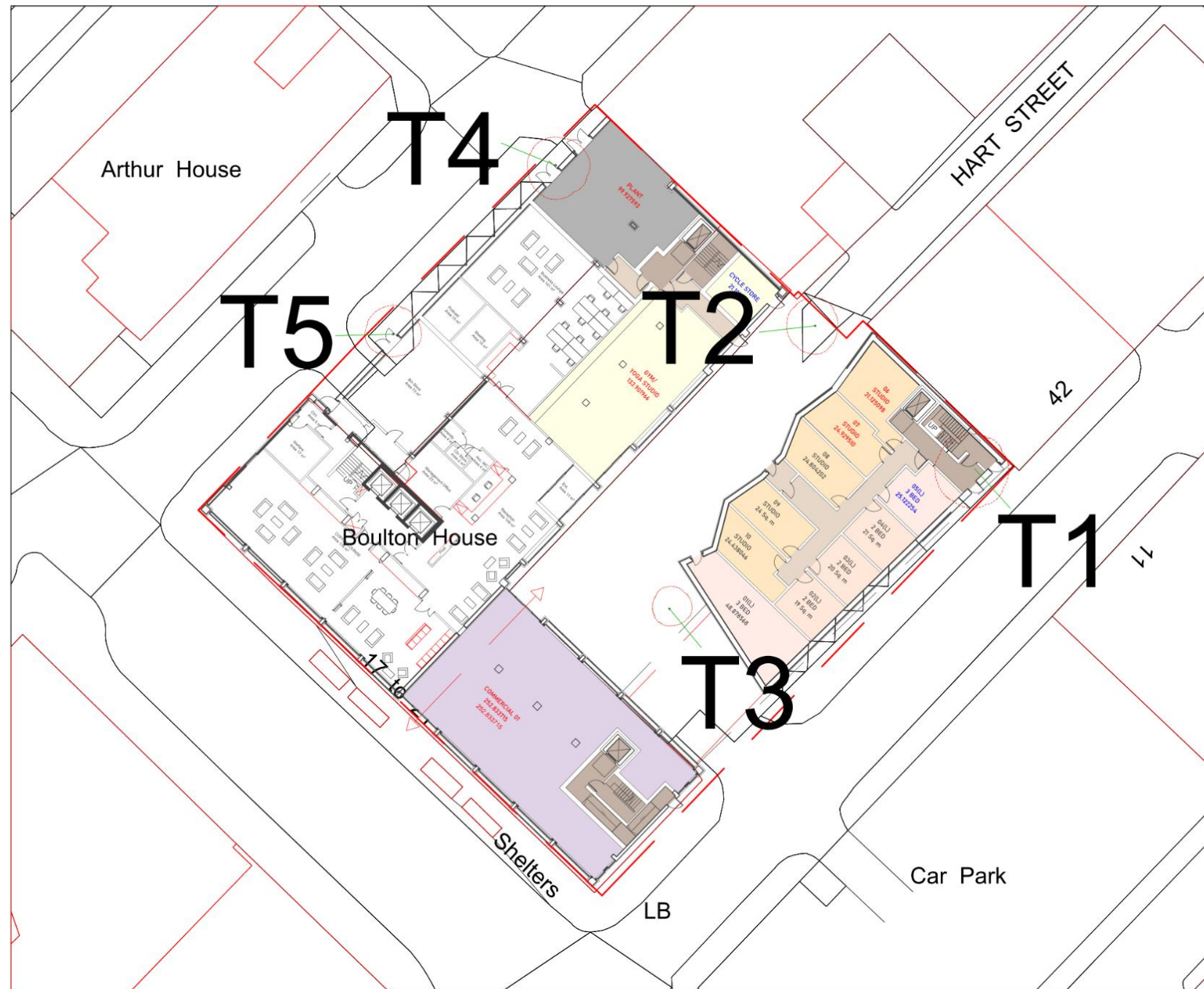
Drawing title: ARBORICULTURAL IMPACTS PLAN

Project ID: BG25.136	Issue: INITIAL ISSUE	Date of Issue: 21.03.2025
Scale: 1:200	Author: HR	Checker: S0
Drawn: HR	Checked: LE	Issue: INITIAL
Revised: P01		

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Legend

- Site boundary
- Category A Tree
- Category B Tree
- Category C Tree
- Category U Tree
- Root Protection Area
- Category A Woodland, Group or Hedge
- Category B Woodland, Group or Hedge
- Category C Woodland, Group or Hedge
- Category U Woodland, Group or Hedge
- Tree Protection Fencing
- Permanent Ground Protection
- Temporary Ground Protection
- Specialist Foundations
- Trees Proposed for Removal
- Recommended Extent of Pruning

Revision	By	Date	Details

Project Reference: Name

BG25.136 Boulton House, Manchester

Client: The James

Drawing title: **TREE REMOVAL PLAN**

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Author: HR	Checked: LE	Scale: 1:200
Drawn: HR	Issue: INITIAL	Revision: S0

BG25.136-BRGR-ZZ-ZZ-DR-A-00003

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Appendix 3 – Tree Protection General Guidance

Tree protection specification – protective fencing

The protective fencing used must be fit for the purpose of excluding construction activity.

The default fencing specification should be as per Figure 1 and comprise of a vertical and horizontal scaffold framework. The fencing must be a minimum of 2m tall and well braced to resist impacts. Upright scaffold poles must be driven into the ground by a minimum of 0.6m and spaced at maximum intervals of 3m. Onto this framework, welded mesh infill panels will be secured to the uprights and cross-members with wire ties. The fence should be supported on the inner side by bracing poles. Care must be taken when locating the bracing poles to avoid contact with structural roots.

When the site circumstances prevent the use of driven poles (e.g. due to existing hard surfacing), the fencing specification should be as per Figure 2. This will consist of 2m tall welded mesh panels (e.g. Heras) on rubber or concrete feet, with the mesh panels held together with a minimum of two anti-tamper couplers. Distance between the fence couplers should be at least 1m and uniform across the fencing. Stabiliser struts on the inner side of the fence should be attached to a base plate secured with ground pins (Figure 2a) or mounted onto a block tray (Figure 2b).

Tree protective fencing must have all-weather notices attached at regular intervals, such as those in Figure 3 and Figure 4. The notices must include wording such as 'CONSTRUCTION EXCLUSION ZONE – NO ACCESS' or 'TREE PROTECTION AREA – KEEP OUT'. The tree protective fencing must remain *in situ* and intact until completion of construction; they may be removed after agreement with the project arboriculturist and their removal discharged to the Local Planning Authority.

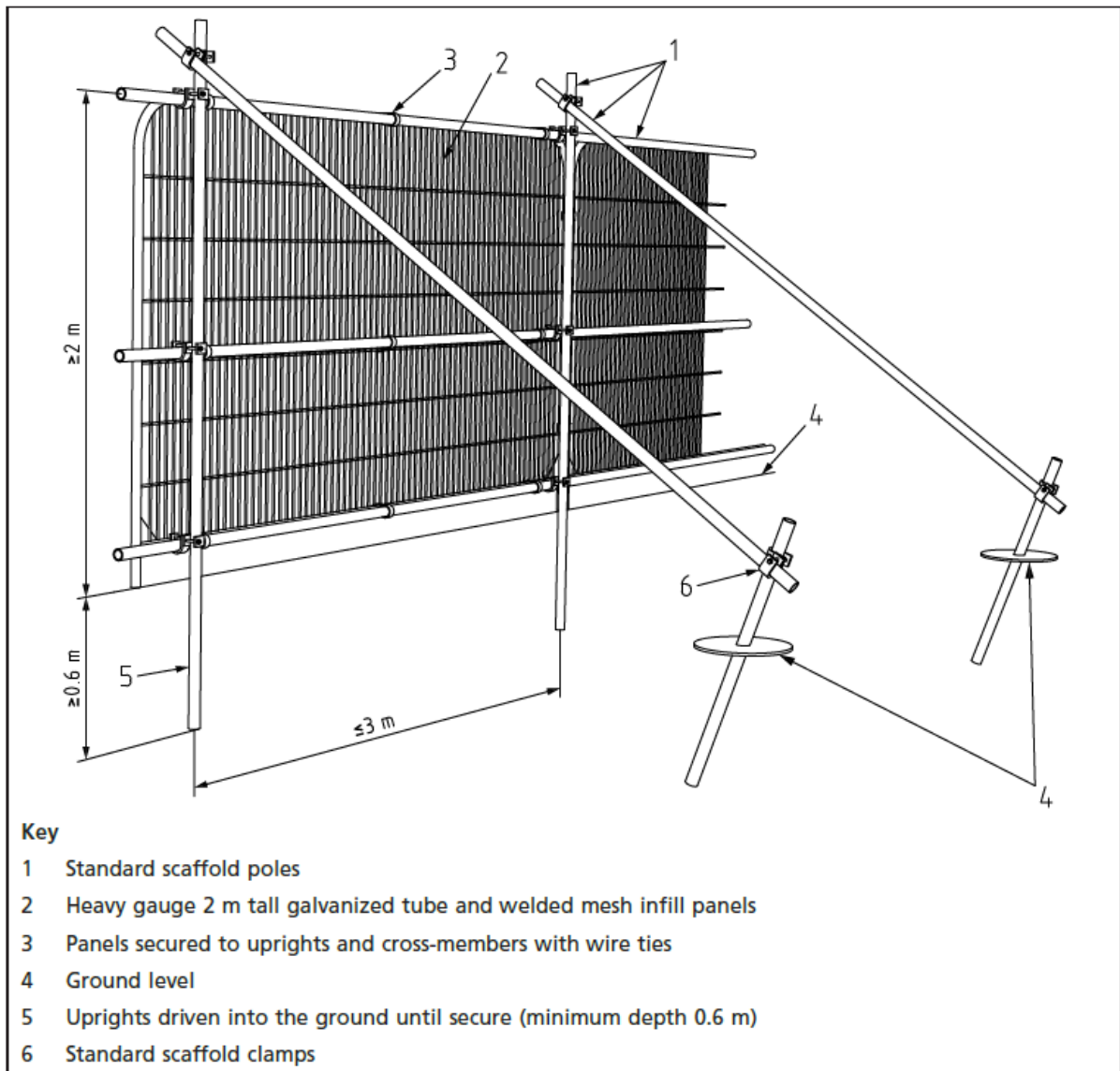


Figure 1: Default specification for tree protection fencing (Figure 2 in BS 5837:2012)

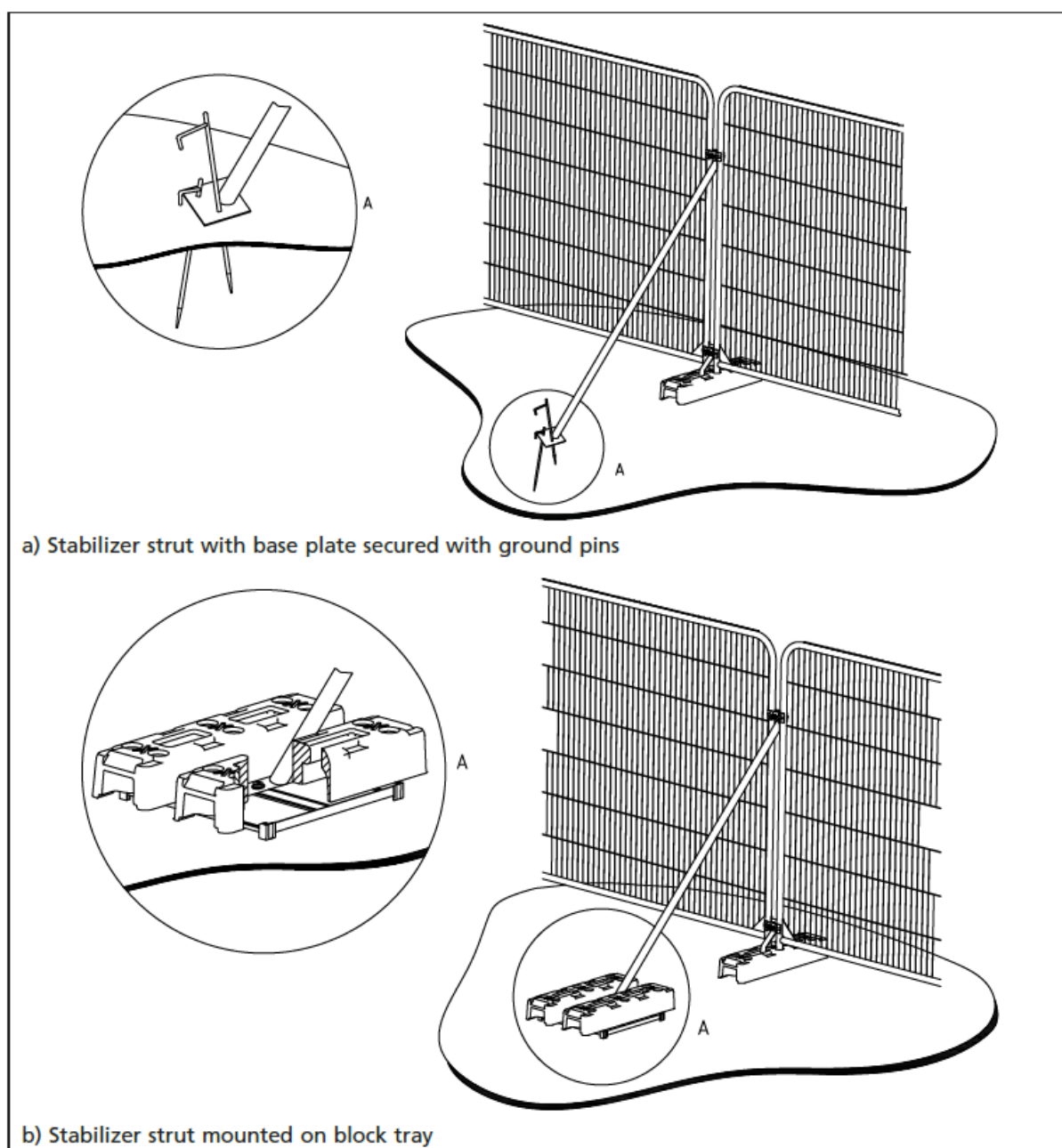


Figure 2: Alternative specification for tree protection fencing (Figure 3 in BS 5837:2012).



TREE PROTECTION AREA KEEP OUT!

(Town & Country Planning Act 1990)

**Trees enclosed by this fence are protected by
planning conditions and/or are the subjects of
a Tree Preservation Order.**

**Contravention of a Tree Preservation Order
may lead to criminal prosecution.**

**Any incursion into the protected area must be
with the written permission of the local
planning authority.**



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Figure 3: Tree protection fencing signage.



TREE PROTECTION AREA KEEP OUT!

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Figure 4: Tree protection fencing signage.



PROTECTIVE FENCING

Fencing must be maintained in accordance with the approved plans and drawings for this development



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Other considerations – statutory controls and wildlife

Statutory controls

Trees may be statutorily protected due to their location within a Conservation Area, or by a Tree Preservation Order (TPO). Brindle & Green Ltd have undertaken TPO and Conservation Area searches to inform this report, using Local Planning Authority online mapping services or by confirming directly with the LPA. The protection status of trees may change between the issuing of reports and the commencement of works onsite; therefore, it is strongly recommended that tree protection status is checked directly with the LPA prior to the commencement of any tree work onsite. Separate works applications to protected trees are not required provided that the works are specified in this report, that this report is submitted to the LPA as part of the planning application and that planning consent is granted.

Bats

Several British bat species will roost in trees. All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition, for species listed on Schedule 1 of the Wildlife and Countryside Act 1981 it is an offence to intentionally or recklessly cause disturbance at, on or near an 'active' nest.

Vegetation clearance, including tree and hedgerow removal, during the period March to August can be damaging to active bird nests during the main breeding season. Vegetation clearance on site should ideally take place in the months September to February, outside of the main bird breeding season.

Any vegetation clearance proposed between the months of March and September should be subjected to a search for active birds' nests 24 hours prior to commencement of works. This

should confirm whether all or some clearance is achievable. In addition to a pre-works check, the clearance of vegetation between the months of March and September should be supervised by a suitably experienced ecologist.

Appendix 4 – Site Plans



Appendix 5 – Site Photographs

Image	Description
	T4 and T5, in the rear car park.

Image	Description
 A photograph showing a building facade with scaffolding. A tree is planted in a brick planter box in the foreground. A white car is partially visible on the right.	T1, in the front car park.

Image	Description
 A photograph of a red brick building with multiple windows. A tree is planted in a brick planter box in the foreground. A dark car is parked to the left.	T2, in the front car park.

Image	Description
	T3, in the front car park.

Appendix 6 – General References

British Standards Institution, 1989. *BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces)*. BSI Standards Limited.

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