



ARBORICULTURAL REPORT & Impact Assessment to BS 5837:2012 at:

***440 Hollinwood Avenue,
Moston,
Manchester,
M40 0AE***

Prepared for:
FDA Landscape Ltd

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 Institute of
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1. Introduction

1.1 Instructions and Brief

- 1.1.1 We have been instructed by FDA Landscape Ltd to visit the site and prepare our findings in a report.
- 1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*, to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

- 1.2.1 The survey took place during February 2025.
- 1.2.2 The trees were surveyed visually from the ground using “Visual Tree Assessment” techniques and in accordance with the guiding principles of British Standard 5837:2012.
- 1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.
- 1.2.4 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.
- 1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Mr Ross Lane, FdSc Environmental Conservation, MArborA, Arboriculturist at AWA Tree Consultants Ltd.
- 1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

- 2.1.1 The site is located on Hollinwood Avenue in Moston, Manchester.
- 2.1.2 The site comprises a former commercial premises with associated buildings and an operations yard.
- 2.1.3 The approximate area of the survey is highlighted in the (2023 Google Earth) image below:



3. The Trees

3.1 Legal

- 3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.
- 3.1.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works a check should be made with the Local Planning Authority to see if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area. If either applies, then statutory permission is required before any works can take place (unless such work is approved as part of full planning permission).
- 3.1.3 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021).
- 3.1.4 It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.
- 3.1.5 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.
- 3.1.6 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.
- 3.1.7 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

- 3.2.1 The tree survey revealed 70 items of woody vegetation, comprised of 69 individual trees and 1 tree group.
- 3.2.2 Of the surveyed trees: 4 trees are retention category 'U', 1 tree is retention category 'B' and 65 trees or tree groups are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).
- 3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:
- 3.2.4 The significant tree cover within the site consists mainly of small linear groups close to the site boundaries. Within these groups is a species mix of varying age categories. The occasional larger tree is situated throughout these groups.
- 3.2.5 The central areas of the site contain little of arboricultural significance, generally consisting of hard standing and a commercial building.
- 3.2.6 Species diversity at the site is relatively poor. The dominant species is Poplar, with several Cypress, Cherry and the occasional Birch, Oak and Willow.
- 3.2.7 Most of the trees are semi-mature with only the occasional early-mature tree.
- 3.2.8 The sites most significant tree is T18, an early-mature Oak. Situated to the east of the site on adjacent land. This tree is prominent in its location and appears in good condition, although access and restricted visibility prevented detailed inspection. This tree provides moderate amenity value and is retention category 'B'.
- 3.2.9 The row of trees situated along and close to the southern site boundary (T1 - T15) are individually of low amenity value. T2 Goat Willow is located within this group and is in poor structural condition and overhangs the south site boundary. This tree has been recommended for removal regardless of the development.
- 3.2.10 The trees situated along the east site boundary close to the southern end (T21 – T41, T43 – T47) consists mostly of Poplar species that display phototropic habits and slender or leaning stems, due to the dense vegetation and heightened competition. T47 Poplar is the largest tree in this group which is heavily Ivy clad and leans to the west, with the crown in contact with an existing building on site. These trees are all low amenity value.

- 3.2.11 The trees at the northwest corner of the site (T64 – T68) are located on adjacent land and encroach into site. These trees have crowns that are in direct contact with one of the existing site buildings. T68 Sycamore appears to be in decline, with some signs of dieback visible from the available vantage point, however, access and restricted visibility prevented detailed inspection of this tree.
- 3.2.12 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.
- 3.2.13 Many of the Ash trees in the local area show symptoms consistent with Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees on site may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.
- 3.2.14 Some trees were found to have defects and require felling regardless of any new development at the site, this includes T2, T19 and T38 (as detailed in Appendix 4).
- 3.2.15 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.
- 3.2.16 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.
- 3.2.17 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs



Photo 1: T1 – T17, looking southeast



Photo 2: T17, looking east



Photo 3: T18, looking east



Photo 4: T19, looking northeast



Photo 5: T21 – T47, looking northeast



Photo 6: T63 – T67, looking west

4. Arboricultural Impact Assessment

4.1 Proposed New Development

- 4.1.1 It is proposed to build a new grocery store with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

- 4.2.1 From assessing the new development proposals, 34 trees and 1 tree group will require removal to facilitate the development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.
- 4.2.2 The trees that require removal to facilitate the development are T1, T3, T4, T5, T6, T7, T8, T9, T10, T11, T17, T20, T21, T22, T23, T24, T25, T26, T27, T28, T29, T30, T31, T32, T33, T34, T35, T36, T37, T39, T40, T41, T47, T49.
- 4.2.3 The tree group that requires removal to facilitate the development is G16.
- 4.2.4 The trees to be removed are all lower value, retention category 'C'. Many of the trees display leans and phototropic habits due to the density of the tree groups or display other defects which may limit their prospects. Due to the low value of the trees to be removed the removals will have only a negligible negative arboricultural impact.
- 4.2.5 T64, T65, T66, T67 and T68 require pruning works to facilitate the development. T64 – T67 require reducing and crown lifting to the south as required to prevent damage during the demolition works. T68 requires reducing by up to 3m and crown lifting by up to 1 to 2m to the east to prevent damage during the demolition works and to provide adequate clearance from a proposed building. These trees are located on adjacent land and should not be pruned beyond the boundary.

4.3 Indirect Impacts

- 4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.
- 4.3.2 Potentially damaging activities are proposed in the vicinity of retained trees. The new development encroaches close to and into the edge of the RPA of T68. Construction within the RPA, can have negative impacts on tree roots. However, the encroachment is very minor, and the detailed RPA for

these trees is likely to be a slightly exaggerated representation of the trees actual rooting area. As such, it is unlikely that significant roots will be within these areas due to existing hard standing in place and the retained tree should remain largely unaffected by the works, provided care is taken during construction.

- 4.3.3 New landscaping is proposed that encroaches into the edge of the RPA of T18, T51, T52, T54, and T59. The construction of hard surfaces within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction methods with a porous final surface.
- 4.3.4 The design of the new development has considered the trees crown position in relation to the development. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading, and give adequate provision for future tree growth.
- 4.3.5 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Suitable Mitigation

- 4.4.1 The development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such, suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

4.5 Protection of the Retained Trees

- 4.5.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.
- 4.5.2 An associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees has been provided.

5. Signature

I trust this report provides all the required information.

Signed



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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

7th February 2025

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Appendices

Appendix 1: Authors Qualifications and Experience

Appendix 2: Survey Methodology and Limitations

Appendix 3: Explanation of Tree Descriptions

Appendix 4: Tree Data

Appendix 5: Tree Constraints Plan

Appendix 6: Tree Impacts Plan

Appendix 1: Authors Qualifications & Experience

Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MARborA, ACIEEM, QTRA Registered

Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown, BSc (Hons) Arboriculture, MARborA, PTI (Lantra), QTRA Registered

James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey, BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered

James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas, MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt, MSc Animal Behaviour, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered

Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman, BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered

Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane, FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA Registered

Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations*. The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations*'.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

Tree Species				Measurements			Crown (m)				Tree Condition								Value		Management	
Tree ID	Name	Latin Name		Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category
	T1	Cherry	Prunus sp	Semi-mature	5.5	1	270	No		2.5	2	3	4	4	No visual defects	Single stemmed. Vertical. Old pruning wounds	Old pruning wounds. Minor deadwood	Minor crown overhang over boundary to south	Fair	Good	10 to 20 yrs	Low
T2	Goat Willow	Salix caprea	Semi-mature	7	2	220, 210	No	2.5	5	2	6	2	No visual defects	Twin stemmed at 0.5m. Tight union. Decay	Unbalanced. Snapped /hanging branches	Decay to east at union below both stems. Limited prospects. One stem overhangs boundary to south. North stem has failed at 2.5m and is hung up in nearby Birch	Poor	Poor	<10 yrs	Low	U	Removal recommended regardless of development
T3	Silver Birch	Betula pendula	Semi-mature	12	1	340	No	3	2.5	4	6	3	No visual defects. Limited access around base	Single stemmed. Co-dominant stems at 3m	Old pruning wounds. Slightly unbalanced	Crown overhangs boundary to south, approx 3m clearance. Growing right up against boundary fence with stem in direct contact.	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T4	Leyland Cypress	X Cupressocyparis leylandii	Semi-mature	12	1	450	No	0	2	1.5	2.5	4.5	Limited access around base	Single stemmed. Vertical. Co-dominant stems at 3m. Tight union	Slightly unbalanced	Crown in contact with neighboring Cypress	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T5	Leyland Cypress	X Cupressocyparis leylandii	Semi-mature	12	1	440	Yes	0	2	3.5	2.5	1.5	Limited access around base	Single stemmed. Vertical. Co-dominant stems at 3m. Tight union	Slightly unbalanced	Crown in contact with neighboring Cypress	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development

	Tree Species			Measurements			Crown (m)					Tree Condition								Value		Management
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T6	Silver Birch	Betula pendula	Semi-mature	12	1	400	No	3	5	3	6	5	No visual defects. Limited access around base	Single stemmed. Vertical	Old pruning wounds. Slightly unbalanced	Crown overhangs boundary to south, approx. 3m clearance. Growing right up against boundary fence, bolt ends affixed to fence are in direct contact with stem to south	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T7	Laburnum	Laburnum anagyroides	Semi-mature	6.5	1	140	No	3.5	4	2	1	1.5	No visual defects	Single stemmed. Slight lean	Old pruning wounds. Minor deadwood	Slight lean to north	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T8	Cockspur Thorn	Crataegus persimilis	Semi-mature	4.5	1	160	No	2.5	4	2.5	2.5	3	No visual defects	Single stemmed. Vertical. Old pruning wounds	Old pruning wounds	Suckering at base from root stock	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T9	Goat Willow	Salix caprea	Semi-mature	8	1	380	No	3	3	6	3	3	Limited access around base	Single stemmed. Significant lean. Old pruning wounds	Unbalanced. Minor deadwood	Lower stem grows horizontal along ground to east for approx 2m then corrects to upright growth with slight lean to east. Phototropic habit. Underside of lower stem is not visible and tree could not be inspected in detail	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T10	Silver Birch	Betula pendula	Semi-mature	8.5	1	150	No	3	1	1	3	3	No visual defects	Single stemmed. Slight lean	Unbalanced. Old pruning wounds	Phototropic upper crown with slight lean to south.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development

	Tree Species			Measurements			Crown (m)					Tree Condition							Value		Management	
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T11	Cypress	Cupressus sp	Semi-mature	8	1	180	No	1	3	2	3	2	No visual defects	Single stemmed. Vertical	Minor deadwood		Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T12	Ash	Fraxinus excelsior	Semi-mature	9	1	220	No	4	4	4	4	3	No visual defects	Single stemmed. Vertical	Small / sparse	Slightly sparse crown. Approx. Ash dieback stage 2	Fair	Fair	10 to 20 yrs	Low	C	No work required
T13	Oak	Quercus robur	Semi-mature	7	1	130	Yes	3	4	3	2	3	Limited access around base	Single stemmed. Vertical	Normal	Growing in dense shrub group. Limited access	Good	Good	20 to 40 yrs	Low	C	No work required
T14	Norway Maple	Acer platanoides	Semi-mature	8	1	170	No	3.5	2	4	4	3	No visual defects	Single stemmed. Slight lean	Slightly unbalanced	Slight lean to south	Good	Good	20 to 40 yrs	Low	C	No work required
T15	Cherry	Prunus sp	Semi-mature	8	1	240	No	2.5	4	4	3	3	No visual defects	Single stemmed. Slight lean	Slightly unbalanced	Slight lean to west	Good	Good	>40 yrs	Low	C	No work required

Tree Species				Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
G16	Cypress	Cupressus sp	Semi-mature	4	7	80	Yes	0	See Plan				Limited access around base	Single stemmed. Vertical	Normal	Cypress group. Limited visibility of stems due to dense vegetation	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T17	Sycamore	Acer pseudoplatanus	Semi-mature	12	1	390	No	3.5	3	5	4	4	No visual defects	Single stemmed. Vertical. Old pruning wounds. Co-dominant stems at 2m	Minor deadwood	Historic crown lift works to west	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T18	Oak	Quercus robur	Early-mature	13	1	600	Yes	5	8	7	8	7	Limited access around base. Ground level changes	Single stemmed. Vertical. Old pruning wounds	Old pruning wounds	Adjacent tree. Limited visibility and not inspected in detail. Soil levels appear increased at base to north and east. Historic crown lift works to west	Good	Good	20 to 40 yrs	Moderate	B	No work required
T19	Goat Willow	Salix caprea	Semi-mature	11	6	290 avg	Yes	3	3	7.5	7.5	7.8	No visual defects	Multiple stemmed at base. Significant lean. Tight union. Minor cavity. Decay. Partially included bark. Old pruning wounds	Old pruning wounds. Unbalanced. Minor deadwood	Minor cavities and signs of decay at base of stems. Likely limited prospects and structural weakness. X4 additional stems have died back and have decay presence. Asymmetric crown. Historic pruning works to south. Decayed fungal fruit bodies present in grass within rooting zone to south west. Unable to confirm species identification	Fair	Poor	<10 yrs	Low	U	Removal recommended regardless of development

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T20	Snowy Mespilus	Amelanchier lamarckii	Semi-mature	4.5	6	100 avg	No	2	2	4	2	4	No visual defects	Multiple stemmed at base. Old pruning wounds	Old pruning wounds. Minor deadwood	Some stems are partially fused	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T21	Cherry	Prunus sp	Semi-mature	5	2	70, 130	No	2	3	3	2	3	No visual defects	Twin stemmed at 1m	Minor dieback. Minor deadwood. Unbalanced	Small diameter deadwood in crown	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T22	Spruce	Picea abies	Semi-mature	13	1	280	No	1	2.5	2.5	2.5	2.5	No visual defects	Single stemmed. Vertical. Ivy covered	Normal		Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T23	Spruce	Picea abies	Semi-mature	13	1	270	No	1	2.5	2.5	2.5	2.5	Exposed roots	Single stemmed. Slight lean	Normal	Slight lean to east	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T24	Grey Poplar	Populus canescens	Semi-mature	15	1	330	No	5	2	3	4	6	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to north	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T25	Grey Poplar	Populus canescens	Semi-mature	15	1	210	No	6	2	1	2	5	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to north	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T26	Grey Poplar	Populus canescens	Semi-mature	7.5	1	80	No	3	1.5	1.5	1.5	1.5	No visual defects	Single stemmed. Vertical	Small / sparse	Suppressed. Slightly sparse crown	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T27	Grey Poplar	Populus canescens	Semi-mature	15	2	240, 230	No	6	3	3	2	5	No visual defects	Old pruning wounds. Twin stemmed at 0.5m	Slightly unbalanced	Slight lean to north	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T28	Grey Poplar	Populus canescens	Semi-mature	15	1	310	No	6	2	5	2	2	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to east	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T29	Grey Poplar	Populus canescens	Semi-mature	15	1	230	No	6	2	1	2	3	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to north	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development

	Tree Species			Measurements				Crown (m)				Tree Condition							Value		Management	
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T30	Grey Poplar	Populus canescens	Semi-mature	7	2	80, 70	No	3	1.5	1.5	1.5	1.5	No visual defects	Twin stemmed at 1m	Small / sparse	Suppressed	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T31	Grey Poplar	Populus canescens	Semi-mature	8	2	80, 90	No	3	1.5	1.5	1.5	1.5	No visual defects	Twin stemmed at 0.5m	Small / sparse	Suppressed	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T32	Grey Poplar	Populus canescens	Semi-mature	15	1	150	No	8	1	1	1	1	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to north. Slender upright habit.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T33	Grey Poplar	Populus canescens	Semi-mature	15	1	340	No	6	4	5	2	3	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to east	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
T34	Grey Poplar	Populus canescens	Semi-mature	15	2	110, 180	No	6	2	1	2	3	No visual defects	Old pruning wounds. Twin stemmed at 0.5m	Slightly unbalanced	Slight lean to north	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T35	Grey Poplar	Populus canescens	Semi-mature	15	1	240	No	6	4	1	1	4	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to northwest	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T36	Grey Poplar	Populus canescens	Semi-mature	15	1	240	No	6	2	2	1	2	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to north	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T37	Grey Poplar	Populus canescens	Semi-mature	15	1	240	No	7	2	4	2	2	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to west	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T38	Oak	Quercus robur	Semi-mature	4	1	90	No	1.5	0.5	2	2	0.5	No visual defects	Single stemmed. Vertical	Snapped stem	Stem has failed at 2m.	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of development
T39	Oak	Quercus robur	Semi-mature	8	1	80	No	2	2	2	2	2	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Suppressed	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T40	Grey Poplar	Populus canescens	Semi-mature	15	1	190	No	6	3	1	1	4	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to north	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T41	Grey Poplar	Populus canescens	Semi-mature	11	1	140	No	5	3	1	1	2	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Slightly unbalanced	Slight lean to north	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T42	Cherry Laurel	Prunus laurocerasus	Semi-mature	7	1	150	Yes	4	2	3	3	2	Limited access around base	Twin stemmed at 3m	Normal	Adjacent tree, not inspected in detail.	Fair	Fair	10 to 20 yrs	Low	C	No work required
T43	Oak	Quercus robur	Semi-mature	9	1	90	No	5	1	1	1	1	No visual defects	Single stemmed. Vertical	Small / sparse	Suppressed. Slender upright habit	Fair	Fair	20 to 40 yrs	Low	C	No work required
T44	Apple	Malus sp	Semi-mature	4	3	80, 70, 60	No	1	2	0.5	2	0.5	No visual defects	Multiple stemmed at 1m	Old pruning wounds		Fair	Fair	10 to 20 yrs	Low	C	No work required

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T45	Oak	Quercus robur	Semi-mature	11	1	120	No	5	1	1	2	2	No visual defects	Single stemmed. Vertical	Small / sparse. Old pruning wounds	Suppressed. Slender upright habit	Fair	Fair	20 to 40 yrs	Low	C	No work required
T46	Oak	Quercus robur	Semi-mature	10	1	120	No	5	2	1	2	2	No visual defects	Single stemmed. Vertical	Small / sparse. Old pruning wounds	Suppressed. Slender upright habit.	Fair	Fair	20 to 40 yrs	Low	C	No work required
T47	Grey Poplar	Populus canescens	Semi-mature	17	1	430	No	5	6	3	4	6.5	Exposed roots. Root damage /loss	Single stemmed. Slight lean. Old pruning wounds. Ivy covered	Slightly unbalanced	Impact wounds to exposed roots to southwest. Slight lean to west. Crown overhangs building and is in direct contact. Dense Ivy prevents detailed inspection	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T48	Cherry	Prunus sp	Semi-mature	11	1	250	Yes	4	3	4	4	2	Limited access around base	Single stemmed	Old pruning wounds	Adjacent tree, not inspected in detail. Pruned to west. No crown overhang.	Good	Good	20 to 40 yrs	Low	C	No work required
T49	Cypress	Cupressus sp	Semi-mature	4	1	140	No	0	2	2	2	2	Limited access around base	Vertical. Single stemmed	Normal		Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development

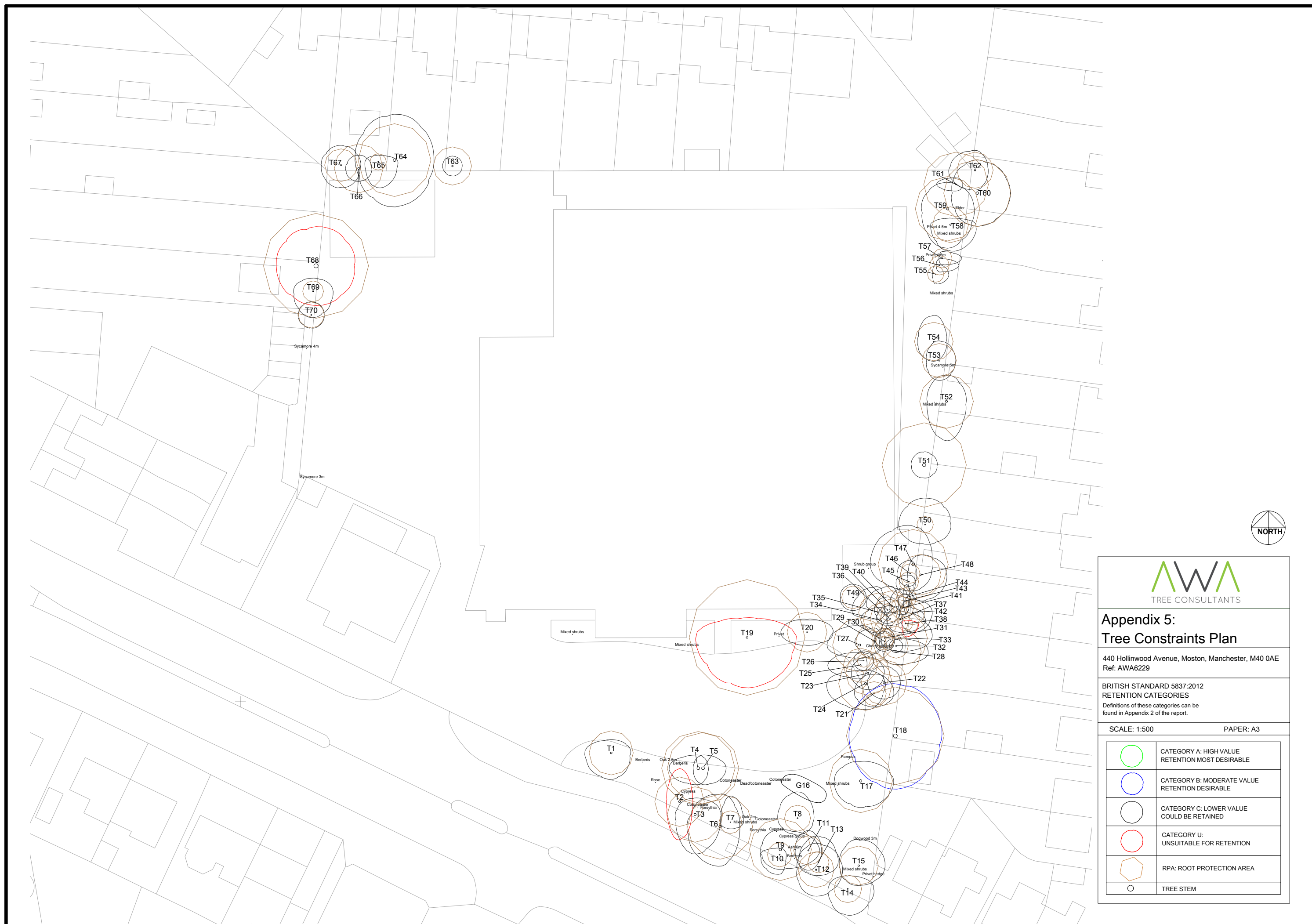
	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T50	Cherry Laurel	Prunus laurocerasus	Semi-mature	7	1	100	Yes	3.5	4	4	3	4	Limited access around base	Twin stemmed at 3m	Normal	Adjacent tree, not inspected in detail. Slight crown overhang into site	Fair	Fair	10 to 20 yrs	Low	C	No work required
T51	Lawson Cypress	Chamaecyparis lawsoniana	Semi-mature	11	2	350, 380	No	2.5	2	2	2	2	No visual defects	Twin stemmed at base. Tight union. Old pruning wounds	Normal	Old pruning wounds close to base	Good	Fair	10 to 20 yrs	Low	C	No work required
T52	Cherry	Prunus sp	Semi-mature	10	1	330	Yes	4	4	3	6	3	Limited access around base	Single stemmed	Old pruning wounds	Adjacent tree, not inspected in detail. Pruned to west. No crown overhang.	Good	Good	20 to 40 yrs	Low	C	No work required
T53	Beech	Fagus sylvatica	Semi-mature	7.5	1	210	No	2	3	2.5	3	2	No visual defects. Root damage /loss	Single stemmed. Slight lean. Ivy covered	Normal	Dense vegetation prevents detailed inspection. Slight phototropic habit and lean to south	Fair	Fair	20 to 40 yrs	Low	C	No work required
T54	Privet	Ligustrum vulgare	Semi-mature	6	10+	75 avg	Yes	0.5	4	2	3	2.5	Limited access around base	Multiple stemmed at base Ivy covered. Old pruning wounds	Old pruning wounds	Mature Privet in mixed shrub group.	Fair	Fair	10 to 20 yrs	Low	C	No work required

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T55	Cherry	Prunus sp	Semi-mature	6	1	100	No	2	1.5	2	1.5	0.5	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Old pruning wounds	Crown lift wounds to west from 1.5m height on stem	Fair	Fair	10 to 20 yrs	Low	C	No work required
T56	Cherry	Prunus sp	Semi-mature	6	1	120	No	2	1	3	1	0.5	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Old pruning wounds	Slight lean to southeast	Fair	Fair	10 to 20 yrs	Low	C	No work required
T57	Cherry	Prunus sp	Semi-mature	6	1	120	No	2	1	3	1	0.5	No visual defects	Single stemmed. Slight lean. Old pruning wounds	Old pruning wounds	Slight lean to southeast	Fair	Fair	10 to 20 yrs	Low	C	No work required
T58	Cherry	Prunus sp	Semi-mature	9	1	220	No	3	1	4	4	3	Increase in soil level	Single stemmed. Significant lean	Minor deadwood	Soil build up around stem at base. Stem grows horizontal to west for 2m before growing upwards and leaning to south with phototropic habit	Fair	Fair	10 to 20 yrs	Low	C	No work required
T59	Cherry	Prunus sp	Semi-mature	11	2	270, 290	No	2	4	4	6	4	No visual defects	Twin stemmed at base. Tight union. Partially included bark	Minor deadwood. Old pruning wounds	Crown works to west	Fair	Fair	10 to 20 yrs	Low	C	No work required

	Tree Species			Measurements			Crown (m)				Tree Condition							Value		Management		
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T60	Sycamore	Acer pseudoplatanus	Semi-mature	11	3	280, 250, 170	Yes	3	5	5	5	4	Limited access around base	Multiple stemmed	Minor dieback. Minor deadwood. Old pruning wounds	Adjacent tree. Not inspected in detail. Slight crown overhang into site	Fair	Fair	10 to 20 yrs	Low	C	No work required
T61	Lawson Cypress	Chamaecyparis lawsoniana	Semi-mature	8.5	7	150 avg	Yes	1	1	1	1	3	No visual defects	Multiple stemmed at base. Ivy covered. Tight union	Unbalanced		Fair	Fair	10 to 20 yrs	Low	C	No work required
T62	Ash	Fraxinus excelsior	Semi-mature	9	2	180, 130	Yes	5	3	2	3	4	Limited access around base	Twin stemmed	Minor deadwood	Adjacent tree. Not inspected in detail	Fair	Fair	10 to 20 yrs	Low	C	No work required
T63	Myrobalan Plum	Prunus cerasifera	Semi-mature	6	3	150, 150, 100	Yes	4	1.5	1.5	1.5	1.5	Limited access around base	Multiple stemmed	Old pruning wounds	Adjacent tree. not inspected in detail	Fair	Fair	10 to 20 yrs	Low	C	No work required
T64	Ash	Fraxinus excelsior	Early-mature	14	2	500, 200	Yes	7	7	6	7	6	Limited access around base	Twin stemmed. Old pruning wounds	Minor deadwood.Old pruning wounds	Adjacent tree. No visibility on stem and not inspected in detail. Crown overhanging and contacting site building	Fair	Fair	10 to 20 yrs	Low	C	Reduce crown and raise canopy to south to provide clearance of around 2m from the existing site building, pruning back to suitable growth points. Do not prune beyond the boundary Line

	Tree Species			Measurements			Crown (m)				Tree Condition								Value		Management	
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T65	Cherry Laurel	Prunus laurocerasus	Semi-mature	7	1	100	Yes	4.5	1	3	4	2	Limited access around base	Multiple stemmed at 2m	Normal	Adjacent tree, not inspected in detail. Slight crown overhang into site and directly in contact with site building	Fair	Fair	10 to 20 yrs	Low	C	Reduce crown and raise canopy to south to provide clearance of around 2m from the existing site building, pruning back to suitable growth points. Do not prune beyond the boundary Line
T66	Lawson Cypress		Semi-mature	12	1	300	Yes	5	2	2	2	2	Limited access around base	Single stemmed. Vertical	Normal	Adjacent tree, not inspected in detail. Slight crown overhang into site and directly in contact with site building	Fair	Fair	10 to 20 yrs	Low	C	Reduce crown and raise canopy to south to provide clearance of around 2m from the existing site building, pruning back to suitable growth points. Do not prune beyond the boundary Line
T67	Cherry Laurel	Prunus laurocerasus	Semi-mature	7	1	200	Yes	2.5	3	3	3.5	3	Limited access around base	Multiple stemmed at 2m	Normal	Adjacent tree, not inspected in detail. Slight crown overhang into site and directly in contact with site building	Fair	Fair	10 to 20 yrs	Low	C	Reduce crown and raise canopy to south to provide clearance of around 2m from the existing site building, pruning back to suitable growth points. Do not prune beyond the boundary Line

Tree Species			Measurements				Crown (m)				Tree Condition							Value		Management		
Tree ID	Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T68	Sycamore	Acer pseudoplatanus	Semi-mature	11	4	350, 350, 380, 160	Yes	4.5	6	6	6	6	Limited access around base	Multiple stemmed. Bark damage. Decay. Old pruning wounds	Moderate dieback. Minor deadwood. Old pruning wounds	Adjacent tree, no visibility on stem and not inspected in detail. Tree appears to be in decline. Bark delamination and dieback visible in some stems. Small diameter deadwood in crown	Poor	Fair	<10 yrs	Low	U	Reduce crown by up to 3m to east and crown lift by 1 to 2m, pruning back to suitable growth points. Do not prune beyond the boundary line
T69	Sycamore	Acer pseudoplatanus	Semi-mature	7	2	100, 80	Yes	4	2	3	4	3	Limited access around base	Twin stemmed	Slightly unbalanced	Adjacent tree, not inspected in detail. Slight crown encroachment into site	Fair	Fair	10 to 20 yrs	Low	C	No work required
T70	Ash	Fraxinus excelsior	Semi-mature	12	1	160	Yes	5	2	2	2	2	Limited access around base	Single stemmed. Old pruning wounds	Minor deadwood. Old pruning wounds	Adjacent tree. Not inspected in detail	Fair	Fair	10 to 20 yrs	Low	C	No work required



PLANT ON ROOF

LAYOUT SUBJECT TO
RECEIPT OF FULL
TOPOGRAPHICAL &
UTILITES SURVEY TO
DETERMINE EXISTING
LEVELS AND SITE UTILITIES -

SERVICE YARD AND HGV
TURNING ZONE SUBJECT
TO HIGHWAYS INPUT AND
TRACKING

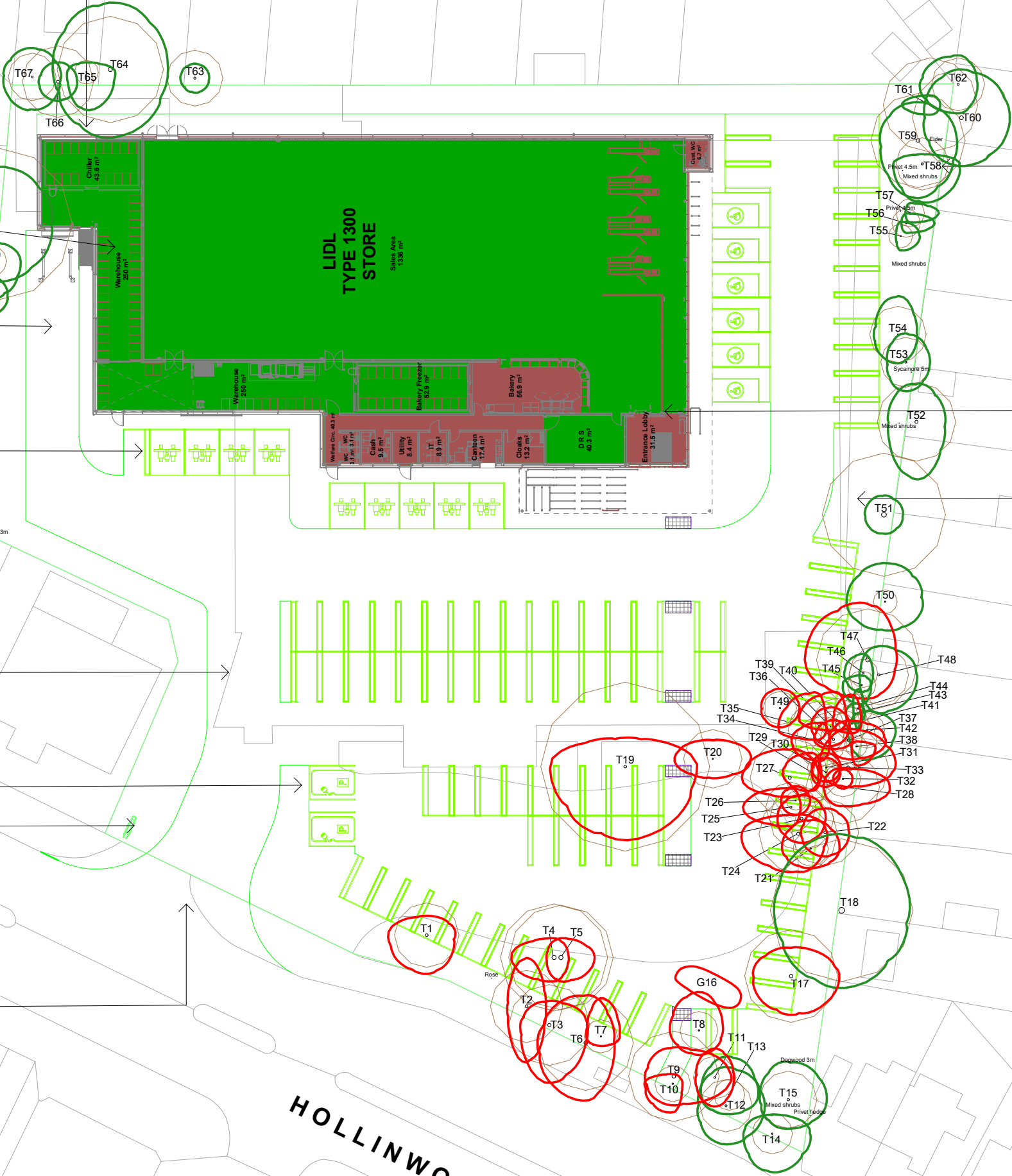
PARENT & CHILD PARKING
SPACES

SITE LOCATED IN FLOOD
ZONE 1 (LOW RISK)

2NO. EVC PARKING SPACES

LIDL FLAGPOLE

EXISTING ACCESS/EGREES
WIDENED AS PER LIDL
SPEC- SUBJECT TO
HIGHWAYS REVIEW AND
LPA APPROVAL



ASSUMED SITE BOUNDARY

ROOF MOUNTED PLANT
AREA

M.O.E ROUTE



Appendix 6:
Tree Impacts Plan

440 Hollinwood Avenue, Moston, Manchester, M40 0AE
Ref: AWA6229

BRITISH STANDARD 5837:2012

SCALE: 1:500

PAPER: A3

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM