

Arboricultural Impact Assessment



**Tyler
Grange**

Plot C (Sister)
17th April 2025

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard ¹ , this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Application type and description:	<p>Application for Full Planning Permission and Listed Building Consent for works to the Hollaway Wall and Listed Building Consent for works to the Viaduct.</p> <p>The proposals comprise the demolition of Barnes-Wallis, Wright Robinson, Manchester Meeting Place, Morton, Moffat Buildings and the construction of two office buildings (Use Class E). At the base of the building the buildings will be connected via an open shared lobby space, which shall comprise a variety of uses including social amenity spaces, as well as food and beverage establishments (Use Class E, Sui Generis – drinking establishment).</p> <p>The proposals will also include interventions to the Hollaway Wall, incorporating it into the new commercial element. Additionally, the proposals will involve the change of use of the railway arches to retail and food and beverage uses (Use Class E and Sui Generis– drinking establishment). The proposals will also include the creation of a new public square, access and other associated works.</p>
Report prepared on behalf of:	ID Manchester Ltd. and University of Manchester
Local Planning Authority (LPA):	Manchester City Council (MCC)
Planning policies relating to arboricultural features:	The statutory development plan for the City of Manchester includes the Core Strategy (2012) and Places for Everyone (PfE) DPD. Relevant policies include PfE JP-G6 and JP-G7 and Policy EN9 of the Core Strategy. These policies are detailed further in Appendix 1.
Site Description:	<p>The Site is in Manchester City Centre and is bound by the Manchester South Junction and Altrincham Railway (MSJ&AR) Viaduct to the north, London Road to the east, The Mill to the south and the Renold Building to the west.</p> <p>The Site currently comprises the landscaped area known as the Bowling Green, the Barnes Wallis and Wright Robinson Building, Manchester Meeting Place and Morton Labs all associated with the former UMIST Campus of the</p>

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



	<p>University of Manchester. Although not listed these buildings are of heritage interest. The Site also contains the Grade II Holloway Wall and the MSJ&AR Viaduct. The Moffat Building is also contained within the Plot C boundary, this building is not considered to yield any heritage interest, however it is physically connected to the Holloway Wall.</p> <p>The Site is located within the Whitworth Street Conservation Area, with the north aspect of the Plot C boundary (viaduct) forming the Conservation Area boundary. The Site therefore forms part of the designated area. The Site also includes a small parcel of land located to the north of the main site, accessed off Sackville Street. This parcel of land was previously used as a waste storage area and is enclosed by fencing and a gate.</p>
Report Summary:	<p>A total of 28no. individual trees require removal comprising 21no. Category B trees, and 7no. Category C trees, to facilitate the proposed development.</p> <p>These proposed tree removals are considered localised and are expected to cause a minor reduction in canopy cover at the site. The losses can be fully reinstated and the impacts will be temporary given the 270no. new trees which are demonstrated to be accommodatable across the development. Despite the losses, net enhancements in the quantity and quality of the treescape are projected due to increased canopy cover and green linkages. A replacement ratio far exceeding 2:1 is demonstrated, together ensuring compliance with local planning policies JP-G6, JP-G7, and EN9.</p> <p>The site's highest value tree (Category A) and the majority of the principal canopy cover along the eastern boundary can be retained subject to appropriate pruning works and RPA impact mitigation during the construction phases.</p> <p>The protection of retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS), which is recommended to be secured by planning conditions should consent be granted. The impacts of the development proposals are considered appropriate from an arboricultural perspective subject to the adoption of necessary protection measures during the construction stage, and adequate new tree planting.</p>



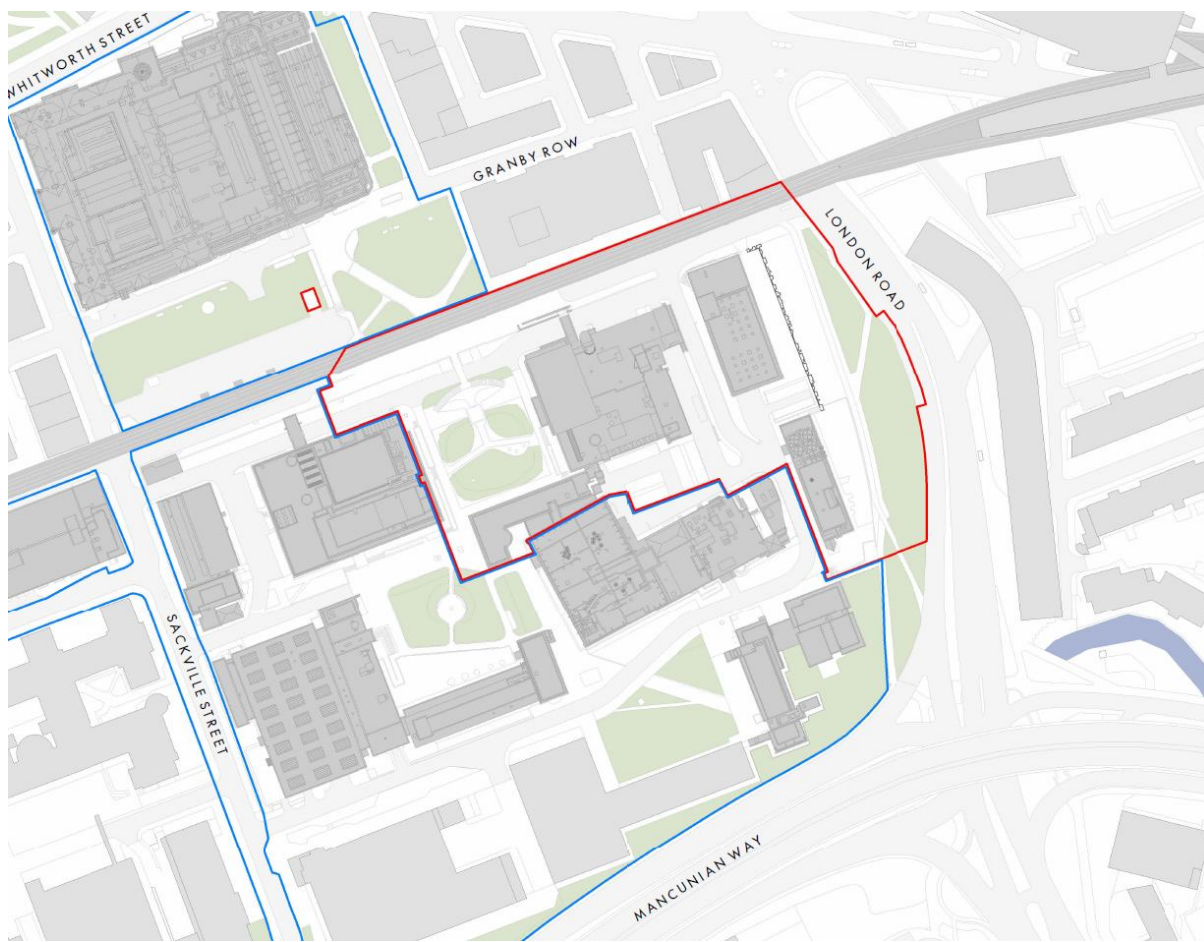


Figure 1: Site Location Plan with Red Line Application Boundary (Allies and Morrison LLP, 2025).



Section 2: Arboricultural Baseline

Table 2: Survey Summary

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

Table 3: Tree Related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁶	None present at or in proximity to the site.
Conservation Area ⁷	The Site is located within the City Of Manchester (Whitworth Street) Conservation Area (June 1985), with the north aspect of the Plot C boundary (viaduct) forming the Conservation Area boundary.
Ancient Woodland ⁸	None
Other Woodland Habitat ⁹	None

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

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

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

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

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

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

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

- 3.1. This Arboricultural Impact Assessment has been undertaken to identify and assess the impacts of the proposed development in relation to existing trees.

Tree Retention and Removal

- 3.2. All trees to be retained and removed are shown on the TRRP.

Table 4: Tree Removals to Facilitate the Proposed Development.

Reference Number	Category Grading	Description of Loss
T57, T58	B	Removal of a mature Whitebeam and mature Birch to facilitate the hard and soft landscaping along Altrincham Street, as shown on the TRRP.
T62, T63		Removal of 1no. early-mature and 1no. mature Cherry tree to facilitate the hard and soft landscaping, as shown on the TRRP.
T66		Removal of 1no. early mature Birch to facilitate the hard landscaping paving adjacent to the butterfly stairs, as shown on the TRRP.
T77, T78		Removal of 2no. mature Maple trees to facilitate the hard landscaping around Winter Garden Passage, as shown on the TRRP.
T108, T109		Removal of 2no. mature London Plane trees to facilitate the Plot C2 building, as shown on the TRRP.
G107		Removal of 12no. early-mature Lime trees to facilitate the Plot C2 building and adjacent landscaping, as shown on the TRRP.
T61, T64, T65	C	Removal of 2no. early mature and 1no. young tree, to facilitate the hard and soft landscaping upon and adjacent to the butterfly stairs, as shown on the TRRP.
T82, T110		Removal of 2no. Rowan trees to facilitate the hard landscaping along Mill Lane, as shown on the TRRP.



T131		Removal of an early-mature Oak to facilitate the hard surfacing associated with and adjacent to the fire service access route, as shown on the TRRP.
G81		Removal of 1no. mature Ash tree to facilitate the hard landscaping (metal grids) in the north-eastern corner of the site, as shown on the TRRP.

Tree Pruning Requirements

- 3.3. Trees to be pruned are shown on the TRRP denoted by cyan hatchings. Table 5 below describes the tree pruning requirements required to facilitate the development.

Table 5: Trees to be Pruned to Accommodate the Development

Tree Number	Category Grading	Description of Works
T139	B	Crown lift of western canopy quadrant to 5m above ground level to facilitate sufficient construction height clearance to alleviate conflicts during the construction of the two-way bike path, as shown on the TRRP.
G130	B	Crown lift of western canopy quadrant to 5m above ground level to facilitate sufficient construction height clearance to alleviate conflicts during the construction of the disable parking/ delivery bays/ taxi drop off, as shown on the TRRP.

Tree Planting Opportunities

- 3.4. The General Landscape Arrangement Plan (Ref: SISCO-SLA-LA-ZZ-DR-LA-00001- Rev 04, included as Appendix 5) demonstrates substantial new planting (comprising a total of 270no. new trees) scattered across the development in suitable landscaping areas. The exact species and sizing makeup of these new trees is to be confirmed as part of subsequent detailed landscape design specifications.
- 3.5. Based on The General Landscape Arrangement Plan, net enhancements in the quality and distribution of the treescape are expected due to the large quantity of planting that will increase canopy coverage and green linkages across the development. Despite the proposed tree losses (totalling 28no. individual trees), the proposed landscaping demonstrates how a replacement ratio far exceeding the minimum 2:1 (two new for every one tree lost) can be attained. The proposed development is therefore compliant with local planning policies.



Works within Root Protection Areas

- 3.6. There are instances where features of the proposed development overlap with retained tree RPAs. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided at Table 6 below.
- 3.7. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which is expected to be provided by condition should consent be granted.

Table 6: Works Within RPAs to Facilitate the Proposed Development

Tree ID	Description of works	Impact Mitigation Measures
Hard Landscape Surfacing		
T102	Peripheral RPA incursion by approximately 3% due to the proposed surfacing comprising Mill Lane paving type D.	Surfacing works inside RPAs to not exceed 20% of the total untouched rooting area (subject to future design optimisation).
T104	Peripheral RPA incursion by approximately 9% due to the proposed surfacing comprising Mill Lane paving type D.	Permeable specifications of materials utilised, applying no-dig cellular confinement systems and build ups maintaining above existing ground levels, where possible.
T132	Peripheral RPA incursion by approximately 20% due to the proposed surfacing comprising Mill Lane paving type D.	Reduced specifications of materials utilised where possible to decrease build-up heights in favour of reducing level differences to maximise no-dig methodology viability across the site.
T136	RPA incursion by approximately 28% due to the proposed two-way bike path surfacing, comprising Hollaway Forest paving type E.	Existing sub-base materials of current hard surfacing and landscaping to be retained in-situ where possible to mitigate causing impacts to tree roots. Where removal of sub-base material is required, this should be done so under arboricultural supervision (watching brief) and sensitively where appropriate to minimise likelihood of tree root impacts (full details and methodology subject to detailed AMS).
G81	Multiple incursions into the RPAs of 3no. trees within this group of Ash trees consisting of 8% & 11%, 2% & 24%, and 12% due to the proposed hard landscaping of mixed surface types, as shown on the TRRP.	Untouched surface excavations to be manually dug using hand-held tools where viable, or via alternative (non-invasive) methods such as air-spading to keep tree roots intact before implementing build-up layers (full details and methodology subject to detailed AMS). No-dig kerbing and pathway/ cycle route edges utilised where possible.
G130	Peripheral RPA incursion by approximately 3% due to the proposed surfacing comprising Mill Lane paving type D.	Sensitive manual excavations and scraping off soil inside RPAs down to required depths, retaining discovered roots where possible (full details and methodology subject to detailed AMS).



Long-term Tree Management and Proximity

- 3.8. The proximity associated with retained trees has been recognised in relation to the potential impacts of future canopy growth towards new structures and active use regions (eg; pedestrian access routes).
- 3.9. The TRRP illustrates the distance between new built structures and the canopies of retained trees.
- 3.10. Subject to the proposed tree pruning works specified in Table 5, it is expected that there will be no undue tree canopy encroachment issues anticipated from retained trees towards the proposed development in the short-term. This is due to suitable development buffers from retained trees as well as the existing canopy height clearance of retained trees being favourable, which is expected to enable future canopy growth without proximity conflicts.
- 3.11. Long-term, it is anticipated that cyclical, arboricultural management may be necessary to maintain the size and a suitable proximity distance of retained tree canopies through remediation pruning. It is recommended that all trees are survey assessed for potential pruning requirements approximately every 3 years to appropriately manage the tree population and undertake works in accordance with correct industry practice.

Construction Impacts Mitigation

- 3.12. It is recommended that an Arboricultural Method Statement (AMS) is prepared to discharge applicable and suitably worded planning conditions should consent be granted.
- 3.13. An AMS will set out a practical methodology for the protection of retained trees based on detailed designs, including groundworks, services and new landscaping. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection measures;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs (if determined to be required)
 - Phasing of work;
 - Site monitoring (where required); and
 - A detailed Tree Protection Plan.

Conclusion

- 3.14. A total of 28no. individual trees require removal comprising 21no. Category B trees, and 7no. Category C trees, to facilitate the proposed development.
- 3.15. These proposed tree removals are considered localised and are expected to result in a minor, reduction in canopy cover at the site. The site's highest value tree (Category A) as well as the majority of the principal canopy cover along the eastern boundary can be retained subject to appropriate pruning works for the construction phases.
- 3.16. The impacts will be temporary given the 270no. new trees which are demonstrated to be incorporated on site within appropriate landscaping areas. Despite the losses, net enhancements in the quantity and quality of the treescape are expected via increased canopy cover and green



linkages formed across the site. Furthermore, a replacement ratio far exceeding 2:1 is shown to be attainable, demonstrating compliancy with local planning policy JP-G6, JP-G7, and EN9.

- 3.17. Further work is recommended to include a detailed Arboricultural Method Statement to accompany a subsequent reserved matters application and / or discharge of suitably worded planning conditions should consent be granted.



Appendix 1: Planning Policy Relating to Trees

Table 5: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF Dec 2024)	Section 12, paragraph 136	"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".
	Section 15, paragraph 187	This paragraph provides a series of prerequisites to inform how planning policies and decisions should contribute to and enhance the natural and local environment. This includes "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".
	Section 15, paragraph 188	This paragraph addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".
	Section 15, paragraph 193	This paragraph highlights a series of principles that local planning authorities should apply when determining planning applications, stating that "if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused".
	Section 15, paragraph 193 (c)	This paragraph also adds that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensatory strategy exists".
PfE Joint Development Plan Document 2022 to 2039.	Policy JP-G6: Urban Green Space	<i>"To ensure there is an appropriate scale, type, quality and distribution of accessible urban green space that can support a high quality of life and other important green infrastructure functions: - existing urban green space will be protected and enhanced in balance with other considerations; and</i>



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



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



		<p><i>The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas.</i></p> <p><i>New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management."</i></p>
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Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of			DARK RED
	• 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 of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B <i>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</i>	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
Category C <i>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm</i>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule (14667/TSS01a)



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Elder (Sambucus nigra)	5(2)	200(3)	2.00	2.00	3.00	2.50	2.00	Semi Mature	Fair	Fair	C2	Low quality and value. Kerb close to stem base. Tree located within hard surface area. Sparse foliage. Dieback in crown.	4.2	54
G2	Ash (Fraxinus excelsior)	14.5(3)	400(1)	5.50	5.50	6.00	6.50	3.00	Mature	Fair	Good	B2	Moderate quality and value. Scattered deadwood. Dieback in crown. Crown distorted due to group pressure.	4.8	72
T3	Sycamore (Acer pseudoplatanus)	14.5(2.5)	530(1)	7.00	6.50	7.50	7.50	2.50	Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Tree located within raised bed. Scattered deadwood.	6.4	127
T4	Norway Maple (Acer platanoides)	15.5(2.5)	500(1)	5.50	5.00	8.00	7.50	2.50	Mature	Fair	Good	B2	Moderate quality and value. Scattered deadwood. Crown distorted due to group pressure.	6.0	113

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T5	Norway Maple (Acer platanoides)	15.5(2.5)	490(1)	7.50	6.50	3.50	6.00	2.50	Mature	Fair	Good	B2	Declining in health and condition. Moderate quality and value. Located on bank. Exudation on stem. Scattered deadwood. Crown distorted due to group pressure. Canopy encroaching onto adjacent structure.	5.9	109
T6	Norway Maple (Acer platanoides)	13.5(3)	500(1)	3.00	7.50	7.00	3.00	3.00	Mature	Fair	Fair	C2	Declining in health and condition. Low quality and value. Located on bank. Scattered deadwood. Sparse foliage. Dieback in crown. Crown distorted due to group pressure. Crown against car park building	6.0	113
G7	Ash (Fraxinus excelsior)	5(0)	150(1)	1.20	1.20	1.50	1.50	0.00	Semi Mature	Fair	Fair	C2	Low quality and value. Self set poor location.	1.8	10
T8*	Ash (Fraxinus excelsior)	14.5(5.5)	450(1)	5.50	6.50	5.00	7.00	5.50	Mature	Good	Good	B2	Moderate quality and value. Ownership is unclear. Roadside tree: of value in the streetscene. Kerb close to stem base. Tree located within hard surface area. Plotted by eye on plan. Crown interfering with rail infrastructure. Not on topo.	5.4	92
T9	Norway Maple (Acer platanoides)	14(3.5)	480(1)	3.00	6.50	8.50	5.50	3.50	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure. One sided crown: suppressed by adjacent specimen.	5.8	104

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T10	Norway Maple (Acer platanoides)	14.5(2.5)	430(1)	5.50	5.00	5.00	8.00	2.50	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure. One sided crown: suppressed by adjacent specimen.	5.2	84
T11	Silver Birch (Betula pendula)	12.5(3)	410(1)	5.00	3.50	4.00	6.00	3.00	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure. One sided crown: suppressed by adjacent specimen.	4.9	76
T12	Downy Birch (Betula pubescens)	13(3.5)	370(1)	4.50	4.50	3.50	6.50	3.50	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure. One sided crown: suppressed by adjacent specimen.	4.4	62
T13	Downy Birch (Betula pubescens)	11.5(4.5)	350(1)	5.50	4.50	3.50	5.50	4.50	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure. One sided crown: suppressed by adjacent specimen.	4.2	55
T14	Downy Birch (Betula pubescens)	16(4.5)	400(1)	5.00	4.20	5.00	4.20	4.50	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure.	4.8	72
T15	Downy Birch (Betula pubescens)	14.5(3.5)	450(1)	6.00	5.50	4.50	5.00	3.50	Mature	Good	Good	B2	Moderate quality and value. Crown distorted due to group pressure.	5.4	92

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T16	Norway Maple (Acer platanoides)	16.5(3)	600(1)	7.50	7.50	8.00	7.00	3.00	Mature	Good	Good	A2	Good quality with high landscape value. Included bark stem unions and natural stem braces	7.2	163
T17	(Prunus serrulata)	4.5(1.5)	170(1)	1.50	3.00	2.50	2.00	1.50	Early Mature	Fair	Poor	C2	Low quality and value.	2.0	13
T18	(Prunus serrulata)	5.5(2)	200(1)	3.50	3.00	3.00	2.00	2.00	Early Mature	Fair	Fair	C2	Low quality and value.	2.4	18
T19	Dawn Redwood (Metasequoia glyptostroboides)	15.5(2)	550(1)	4.70	4.70	4.50	4.70	2.00	Mature	Good	Good	A1	Good quality with high landscape value.	6.6	137
T20	Sycamore (Acer pseudoplatanus)	11.5(3.5)	450(1)	5.00	4.50	4.00	3.50	3.50	Mature	Good	Good	B2	Moderate quality and value. Street tree on Highways/LA land. Located on bank.	5.4	92
T21	Ash (Fraxinus excelsior)	11(5)	360(1)	6.00	6.00	4.00	3.50	5.00	Early Mature	Fair	Good	C2	Low quality and value. Dieback in crown.	4.3	59
T22	Norway Maple (Acer platanoides)	11(3)	340(1)	5.00	5.50	4.00	4.00	3.00	Mature	Good	Good	B2	Moderate quality and value.	4.1	52
T23	Norway Maple (Acer platanoides)	11(4.5)	320(1)	4.50	3.00	4.00	4.50	4.50	Mature	Fair	Good	C2	Low quality and value. Scattered deadwood. Dieback in crown.	3.8	46
T24	Sycamore (Acer pseudoplatanus)	12(4)	370(1)	5.50	5.50	3.50	4.20	4.00	Mature	Good	Good	B2	Moderate quality and value. Street tree on Highways/LA land. Located on bank.	4.4	62
T25	Sycamore (Acer pseudoplatanus)	12(4)	370(1)	5.00	5.50	4.50	5.50	4.00	Mature	Good	Good	B2	Moderate quality and value. Street tree on Highways/LA land. Located on bank.	4.4	62
T26	Lime (Tilia sp.)	11(2.5)	300(1)	4.50	4.50	4.50	5.00	2.50	Early Mature	Good	Good	B2		3.6	41

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				N	E	S	W								
T27	Norway Maple (Acer platanoides)	12.5(4)	530(1)	7.50	7.50	6.50	7.50	4.00	Mature	Good	Good	B2		6.4	127
T28	Sycamore (Acer pseudoplatanus)	10(4.5)	300(1)	4.00	5.70	6.20	4.50	4.50	Mature	Good	Good	C2	Moderate quality and value. Street tree on Highways/LA land. Located on bank.	3.6	41
T29	Ash (Fraxinus excelsior)	14.5(4)	320(1)	6.50	3.00	4.00	5.00	4.00	Mature	Poor	Fair	U	Low quality and value. Low vigour/poor extension growth. Scattered deadwood. Low vitality. Sparse foliage. Dieback in crown.	3.8	46
T30	Sycamore (Acer pseudoplatanus)	11(4.5)	300(1)	3.00	3.50	4.50	4.50	4.50	Early Mature	Good	Good	B2	Moderate quality and value.	3.6	41
T31	Sycamore (Acer pseudoplatanus)	13(4)	400(1)	5.50	6.00	6.00	4.50	4.00	Mature	Good	Good	B2	Good quality with high landscape value. Roadside tree: of value in the streetscene. Tree located within hard surface area.	4.8	72
T32	Whitebeam (Sorbus aria)	9(2.5)	300(1)	4.70	5.30	4.50	3.00	2.50	Mature	Good	Good	B2	Good quality with high landscape value. Roots restricted by hard surface. Tree located within hard surface area. Downgraded due to constrained rooting environment.	3.6	41

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				N	E	S	W								
T33	Whitebeam (Sorbus aria)	7(4)	250(1)	3.00	2.50	3.50	3.50	4.00	Early Mature	Fair	Good	C2	Good quality, but of moderate value due to small size. Roots restricted by hard surface. Tree located within hard surface area. Downgraded due to constrained rooting environment. Dieback in crown.	3.0	28
T34	Whitebeam (Sorbus aria)	8.5(2)	270(1)	5.00	4.50	5.00	5.00	2.00	Mature	Good	Good	B2	Good quality, but of moderate value due to small size. Kerb close to stem base.	3.2	33
T35	Whitebeam (Sorbus aria)	9.5(1.5)	290(1)	5.50	4.50	5.50	6.00	1.50	Mature	Good	Good	B2	Good quality with high landscape value.	3.5	38
T36	Dawn Redwood (Metasequoia glyptostroboides)	17.5(1)	460(1)	4.50	3.00	4.50	4.50	1.00	Mature	Good	Good	A2	Good quality with high landscape value. Scattered deadwood. Crown distorted due to group pressure.	5.5	96
T37	Dawn Redwood (Metasequoia glyptostroboides)	18(2)	470(1)	2.50	4.70	4.50	3.00	2.00	Mature	Good	Good	A2	Good quality with high landscape value. Scattered deadwood. Crown distorted due to group pressure.	5.6	100
T38	Wellingtonia (Sequoiadendron giganteum)	21(1.5)	1100(1)	4.50	4.50	3.50	4.50	1.50	Mature	Good	Good	A2	Good quality with high landscape value. Crown distorted due to group pressure. Specimen	13.2	547
H39	Cherry Laurel (Prunus laurocerasus)	2.5(0)	75(1)	0.30	0.30	0.30	0.30	0.00	Semi Mature	Good	Good	C2	Low quality and value.	.9	3
T40	Norway Maple (Acer platanoides)	12(6)	520(1)	8.00	7.00	4.50	8.00	6.00	Mature	Good	Good	B2	Good quality with high landscape value. Tree located within raised bed.	6.2	122
T41	(Prunus serrulata)	13(4)	530(1)	4.00	7.00	6.50	7.00	4.00	Mature	Good	Good	B2	Good quality with high landscape value. Tree located within raised bed.	6.4	127

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				N	E	S	W								
T42	Norway Maple (Acer platanoides)	13.5(2)	500(1)	4.00	5.00	6.50	6.00	2.00	Mature	Good	Good	B2	Good quality with high landscape value. Tree located within raised bed.	6.0	113
T43	Golden Weeping Willow (Salix X Sepulcralis chrysocoma)	10(1)	500(1)	1.70	3.50	7.00	7.50	1.00	Mature	Good	Fair	B2	Good quality with high landscape value. Tree located within raised bed. Epicormic shoots throughout crown. Crown distorted due to group pressure.	6.0	113
T44	Norway Maple (Acer platanoides)	12(5)	450(1)	3.00	4.50	4.50	3.00	5.00	Mature	Fair	Good	C2	Moderate quality and value. Tree located within raised bed. Scattered deadwood. Dieback in crown. Not on top.	5.4	92
T45	Tulip Tree (Liriodendron tulipifera)	12(2)	330(1)	5.00	5.00	5.00	5.00	2.00	Mature	Good	Good	B1	Good quality with high landscape value.	4.0	49
T46	Italian Alder (Alnus cordata)	7(2.5)	130(1)	1.80	1.80	1.80	1.80	2.50	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Species unsure	1.6	8
T47	Italian Alder (Alnus cordata)	6.5(2.5)	130(1)	2.00	2.00	2.00	2.00	2.50	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Species unsure	1.6	8
T48	Italian Alder (Alnus cordata)	7(2.5)	130(1)	1.60	1.60	1.60	1.60	2.50	Semi Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Species unsure	1.6	8
T49	Tulip Tree (Liriodendron tulipifera)	12.5(3)	420(1)	6.50	6.00	5.00	6.50	3.00	Mature	Good	Good	A2	Good quality with high landscape value.	5.0	80

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				N	E	S	W								
T50	Tulip Tree (Liriodendron tulipifera)	9.5(2.5)	210(1)	2.00	2.50	4.00	4.00	2.50	Semi Mature	Good	Fair	B2	Moderate quality, but of reduced value due to small size. Crown distorted due to group pressure. One sided crown: suppressed by adjacent specimen.	2.5	20
T51	Tulip Tree (Liriodendron tulipifera)	11(2)	310(1)	4.50	5.00	4.00	4.00	2.00	Early Mature	Good	Good	B2	Good quality with high landscape value. Crown distorted due to group pressure.	3.7	43
T52	Dawn Redwood (Metasequoia glyptostroboides)	9.5(2.5)	250(1)	2.50	2.50	2.50	2.50	2.50	Early Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Major bark wounding on stem. Exudation on stem.	3.0	28
T53	Sycamore (Acer pseudoplatanus)	12.5(2.5)	450(1)	6.50	6.50	4.50	6.50	2.50	Mature	Good	Good	B2	Moderate quality and value. One sided crown: suppressed by adjacent specimen. Crown interfering with bridge infrastructure	5.4	92
T54	Golden Weeping Willow (Salix X Sepulcralis chrysocoma)	12.5(1.5)	600(1)	3.00	4.00	5.00	3.50	1.50	Mature	Good	Good	B2	Moderate quality and value. Major bark wounding on stem. Scattered deadwood.	7.2	163

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T55	Golden Weeping Willow (Salix X Sepulcralis chrysocoma)	12.5(1.5)	530(1)	3.00	5.00	5.00	6.50	1.50	Mature	Good	Fair	B2	Moderate quality and value. Scattered deadwood.Crown and stem lean over bridge interfering with train infrastructure	6.4	127
G56	Elder (Sambucus nigra), Apple (Malus), (Prunus serrulata)	5(0)	75(1)	1.50	1.50	1.50	1.50	0.00	Semi Mature	Good	Good	C3	Fair quality with some landscape value.Group contains newtons apple tree scion. Amongst other shrub species	.9	3
T57	Whitebeam (Sorbus aria)	10(4)	320(1)	4.50	3.50	4.50	4.50	4.00	Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Kerb close to stem base. Tree located within hard surface area.	3.8	46

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				N	E	S	W								
T58	Downy Birch (Betula pubescens)	12(4)	340(1)	4.50	4.50	5.50	5.00	4.00	Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Kerb close to stem base. Tree located within hard surface area.	4.1	52
T59	Norway Maple (Acer platanoides)	13.5(4)	620(1)	7.50	7.00	7.00	7.50	4.00	Mature	Good	Good	A2	Good quality with high landscape value. Roadside tree: of value in the streetscene. Dominant specimen, readily visible on property frontage. Tree located within hard surface area. Located on bank.	7.4	174
T60	Norway Maple (Acer platanoides)	12(4)	370(1)	4.50	5.00	4.50	3.50	4.00	Early Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Tree located within hard surface area. Located on bank. Scattered deadwood. Dieback in crown.	4.4	62
T61	(Prunus sp.)	8(3)	280(1)	3.50	3.50	3.00	3.00	3.00	Early Mature	Fair	Good	C2	Low quality and value. Cavity on stem. Major bark wounding on stem. Dieback in crown.	3.4	35
T62	(Prunus sp.)	8.5(3)	310(1)	3.50	6.00	6.00	4.00	3.00	Early Mature	Good	Good	B2	Moderate quality and value. Roadside tree: of value in the streetscene. Kerb close to stem base. Tree located within hard surface area. Cavity on stem. Major bark wounding on stem.	3.7	43

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				N	E	S	W								
T63	Bird Cherry (Prunus padus)	9.5(4.5)	370(1)	5.00	5.50	5.50	3.70	4.50	Mature	Good	Good	B1	Good quality with high landscape value. Roadside tree: of value in the streetscene. Kerb close to stem base. Tree located within hard surface area.	4.4	62
T64	(Evergreen sp.)	7(2)	140,170(2)	2.00	3.00	2.00	3.00	2.00	Early Mature	Good	Good	C1	Moderate quality, but of reduced value due to small size. Crudely lopped.Species unknown	2.6	22
T65	Maidenhair Tree (Ginkgo biloba)	3(1)	75(2)	0.50	0.50	1.00	1.00	1.00	Young	Good	Good	C1	Good quality, but of moderate value due to small size. Could be transplanted. Kerb close to stem base. Tree located within hard surface area.	1.3	5
T66	Himalayan Birch (Betula utilis var. jacquemontii)	10.5(1.5)	230(1)	4.30	4.30	4.30	4.30	1.50	Early Mature	Good	Good	B1	Good quality with high landscape value.Donated tree	2.8	24
T67	Atlantic Cedar (Cedrus libani atlantica 'Glauca')	11(1.5)	300(1)	5.00	4.50	4.80	4.50	1.50	Early Mature	Good	Good	B1	Good quality with high landscape value.	3.6	41
T68	Sycamore (Acer pseudoplatanus)	12(3)	480(1)	7.00	7.00	7.50	7.00	3.00	Mature	Good	Good	B1	Good quality with high landscape value. Roadside tree: of value in the streetscene. Kerb close to stem base. Tree located within hard surface area.	5.8	104

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				N	E	S	W								
T69	Apple (Malus)	3(1)	120(3)	1.20	1.20	1.20	1.20	1.00	Semi Mature	Fair	Good	C2	Low quality and value.	2.5	20
T70	Apple (Malus)	4(1)	50(1)	1.00	1.00	1.00	1.00	1.00	Semi Mature	Good	Good	C2	Low quality and value.	.6	1
T71	Apple (Malus)	3(1)	80(7)	1.00	1.00	1.00	1.00	1.00	Semi Mature	Good	Good	C2	Low quality and value.	2.5	20
T72	Apple (Malus)	3.7(1.5)	70,80(2)	2.00	2.50	2.00	2.50	1.50	Semi Mature	Good	Good	C2	Low quality and value.	1.3	5
T73	Apple (Malus)	2(0.5)	75(3)	1.00	1.50	1.00	1.00	0.50	Semi Mature	Good	Good	C2	Low quality and value.	1.6	8
T74	(Acer japonicum)	8.5(3)	380(1)	5.00	5.00	5.50	5.00	3.00	Mature	Good	Good	A1	Good quality with high landscape value. Dominant specimen, readily visible on property frontage. Tree located within raised bed. Multiple stems above 1.5m. Specimen tree. High value. Included bark union at main stem union	4.6	65
T75	Norway Maple (Acer platanoides)	14(5)	650(1)	7.50	7.00	7.50	6.50	5.00	Mature	Good	Good	A2	Good quality with high landscape value. Dominant specimen, readily visible on property frontage. Tree located within raised bed. Multiple stems above 1.5m. Scattered deadwood.	7.8	191

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				N	E	S	W								
T76	London Plane (Platanus X hispanica)	15(6)	600(1)	6.50	7.00	7.50	4.50	6.00	Mature	Good	Good	A2	Good quality with high landscape value. Leaning South-East. Unbalanced crown shape.	7.2	163
T77	Norway Maple (Acer platanoides)	12(4.5)	420(1)	7.50	7.00	7.00	7.00	4.50	Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Tree located within hard surface area. Tree located within raised bed. Located on bank. Scattered deadwood. Dieback in crown.	5.0	80
T78	Norway Maple (Acer platanoides)	12.5(5)	380(1)	4.50	7.00	6.50	6.00	5.00	Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Tree located within hard surface area. Tree located within raised bed. Located on bank. Scattered deadwood. Dieback in crown.	4.6	65
T79	Norway Maple (Acer platanoides)	11.5(4.5)	370(1)	6.00	7.00	6.00	4.00	4.50	Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Tree located within hard surface area. Tree located within raised bed. Located on bank. Scattered deadwood. Dieback in crown. One sided crown: suppressed by adjacent specimen.	4.4	62

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				N	E	S	W								
T80	Norway Maple (Acer platanoides)	11.5(4.5)	360(1)	6.00	3.50	6.00	6.50	4.50	Mature	Good	Good	B2	Moderate quality and value. Kerb close to stem base. Tree located within hard surface area. Tree located within raised bed. Located on bank. Scattered deadwood. Dieback in crown. One sided crown: suppressed by adjacent specimen.	4.3	59
G81	Ash (Fraxinus excelsior)	11(6.5)	400(1)	4.50	4.50	4.50	4.50	6.50	Mature	Fair	Good	C2	Low quality and value. Inaccessible. Part of linear group. Epicormics on stem. Scattered deadwood. Dieback in crown. Group of Ash trees. Crown spread represents average. Ash dieback symptoms early. Old stem pruning. Stem diverges above 2m on some trees. Average estimated lifespan. Diameter is estimated average.	4.8	72
T82	Rowan (Sorbus aucuparia)	9(4)	170,250(2)	4.50	5.00	4.50	4.50	4.00	Early Mature	Fair	Good	C1	Low quality and value. Inaccessible. Scattered deadwood.	3.6	41
T83	(Prunus sp.)	7(3)	200(1)	3.00	3.00	3.00	3.50	3.00	Early Mature	Fair	Fair	C2	Low quality and value. Scattered deadwood. Low vitality. Dieback in crown.	2.4	18
T84	(Prunus sp.)	6(3)	230(1)	3.50	3.00	3.00	2.00	3.00	Early Mature	Fair	Fair	C2	Low quality and value. Scattered deadwood. Low vitality. Dieback in crown.	2.8	24
T85	(Prunus sp.)	6.5(3)	250(1)	3.50	4.00	3.50	2.50	3.00	Early Mature	Fair	Fair	C2	Low quality and value. Scattered deadwood. Low vitality. Dieback in crown.	3.0	28

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				N	E	S	W								
T86	Laburnum (Laburnum anagyroides)	10(3.5)	420(1)	5.00	4.50	4.00	2.00	3.50	Mature	Good	Fair	C1	Moderate quality, but of reduced value due to small size. Kerb close to stem base. Located on bank. Cavity at base. Multiple stems above 1.5m. Cavity on stem. Scattered deadwood. Dieback in crown.	5.0	80
T87	Tulip Tree (Liriodendron tulipifera)	6(2)	75(1)	1.50	1.50	1.50	1.30	2.00	Young	Good	Good	C2	Good quality, but of moderate value due to small size. Tree stakes and ties and guards remaining	.9	3
T88	Tulip Tree (Liriodendron tulipifera)	6(2)	75(1)	1.40	1.50	1.30	1.40	2.00	Young	Good	Good	C2	Good quality, but of moderate value due to small size. Tree stakes and ties and guards remaining	.9	3
T89	Rowan (Sorbus aucuparia)	6(1)	220(1)	3.50	4.00	5.00	4.00	1.00	Semi Mature	Fair	Good	C2	Low quality and value. Tree located within hard surface area. Cavity on stem. Dieback in crown.	2.6	22
G90	Norway Maple (Acer platanoides)	12(3.5)	420(1)	5.00	5.00	5.00	5.00	3.50	Mature	Good	Good	B2	Moderate quality and value. Tree located within hard surface area. Scattered deadwood. Sparse foliage. Dieback in crown. Crown distorted due to group pressure. Group with lower cat trees. Some C, mainly B average. Dieback in Crown of cat C. Deadwood. Unbalanced canopies due to group pressure. Larger trees of higher quality with full crown and minimal deadwood and dieback. Diameter is estimated average.	5.0	80

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T91	Common Oak (Quercus robur)	5.5(1.7)	75(1)	2.00	2.00	2.00	2.00	1.70	Young	Good	Good	C1	Low quality and value. Newly planted	.9	3
G92*	(Prunus sp.)	10(5)	350(1)	4.50	4.50	4.50	4.50	5.00	Mature	Fair	Good	C2	Moderate quality and value. Low quality and value. Plotted by eye on plan. Scattered deadwood. Dieback in crown. Crown distorted due to group pressure. Group of 4 trees. Only one plotted on topo. Others estimated locations. Lower quality group. Cat C primarily with one larger stem tree Cat B. Avg stem diameter and crown spread. Diameter is estimated average.	4.2	55
T93	Maidenhair Tree (Ginkgo biloba)	6(2)	75(1)	1.50	1.50	1.50	1.50	2.00	Young	Good	Good	C1	Low quality and value. Recently planted	.9	3
T94	Maidenhair Tree (Ginkgo biloba)	6(2)	75(1)	1.50	1.50	1.50	1.50	2.00	Young	Good	Good	C1	Low quality and value. Recently planted	.9	3
T95	Bird Cherry (Prunus padus)	7(2)	320(1)	4.50	4.50	4.50	4.50	2.00	Mature	Fair	Good	C2	Low quality and value. Epicormics on stem. Scattered deadwood. Dieback in crown. Root exposure. Root restricted due to urban context	3.8	46
T96	Silver Birch (Betula pendula)	11(2)	310(1)	3.00	3.00	4.50	4.50	2.00	Semi Mature	Fair	Good	C2	Fair quality with some landscape value. Crown distorted due to group pressure.	3.7	43

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T97	Whitebeam (Sorbus aria)	11(4)	570(1)	3.00	7.00	6.00	3.00	4.00	Early Mature	Fair	Good	B2	Moderate quality and value. Included bark present in main fork. Pruning wounds on stems. Crown distorted due to group pressure. Significant stem lean east.	6.8	147
T98	London Plane (Platanus X hispanica)	15(7)	860(1)	10.00	5.00	9.00	9.00	7.00	Mature	Good	Good	A1	Good quality with high landscape value. Crown distorted due to group pressure.	10.3	335
T99	London Plane (Platanus X hispanica)	15(7)	750(1)	10.00	9.00	9.00	5.00	7.00	Mature	Good	Good	A1	Good quality with high landscape value. Crown distorted due to group pressure.	9.0	255
T100	London Plane (Platanus X hispanica)	15(7)	720(1)	10.00	9.00	9.00	6.00	7.00	Mature	Good	Good	A1	Good quality with high landscape value. Crown distorted due to group pressure.	8.6	235
T101	Magnolia (Magnolia)	7(2)	120(1)	2.00	2.00	2.00	2.00	2.00	Semi Mature	Good	Good	C2	No obvious significant defects. Could be transplanted.	1.4	7
T102	Norway Maple (Acer platanoides)	12(5)	440(1)	6.00	6.00	6.00	6.00	5.00	Semi Mature	Fair	Good	B2	Roots restricted by hard surface. Tree located within raised bed. Pruning wounds on stems.	5.3	88
T103	Norway Maple (Acer platanoides)	9(5)	300(1)	5.00	5.00	5.00	2.00	5.00	Semi Mature	Fair	Good	C2	Moderate quality, but of reduced value due to small size. Roots restricted by hard surface. Tree located within raised bed. Pruning wounds on stems. One sided crown: suppressed by adjacent specimen.	3.6	41

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T104	Norway Maple (Acer platanoides)	6(5)	200(1)	4.00	4.00	4.00	4.00	5.00	Semi Mature	Fair	Good	C2	Moderate quality, but of reduced value due to small size. Roots restricted by hard surface. Tree located within raised bed. Weak and suppressed. Pruning wounds on stems. One sided crown: suppressed by adjacent specimen.	2.4	18
H105	Buckthorn (Rhamnus)	1(1)	75(1)	1.00	1.00	1.00	1.00	1.00	Semi Mature	Fair	Fair	C2	Low quality and value.length of managed hedgerow. Diameter is estimated average.	.9	3
H106	Buckthorn (Rhamnus sp.)	1(1)	75(1)	1.00	1.00	1.00	1.00	1.00	Semi Mature	Fair	Fair	C2	Low quality and value.length of managed hedgerow. Diameter is estimated average.	.9	3
G107	Lime (Tilia sp.)	14(5)	450(1)	5.50	5.50	5.50	5.50	5.00	Early Mature	Good	Good	B2	Group of moderate landscape value. Individual trees within the group are category C. Inaccessible. Roadside tree: of value in the streetscene. Crown distorted due to group pressure. Inaccessible: diameter estimated.	5.4	92
T108	London Plane (Platanus X hispanica)	15(7)	600(1)	8.00	8.00	4.00	8.00	7.00	Mature	Good	Good	B2	Moderate quality and value. Inaccessible. Roadside tree: of value in the streetscene. Crown distorted due to group pressure Inaccessible: diameter estimated.	7.2	163

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T109	London Plane (Platanus X hispanica)	16(7)	750(1)	4.00	10.00	10.00	8.00	7.00	Mature	Good	Good	B2	Moderate quality and value. Inaccessible. Roadside tree: of value in the streetscene. Crown distorted due to group pressure. Branches encroaching upon building. Inaccessible: diameter estimated.	9.0	255
T110	Rowan (Sorbus aucuparia)	8(2)	180(1)	2.00	2.00	2.00	2.00	2.00	Semi Mature	Fair	Fair	C1	Low quality and value. Inaccessible. Spindly habit. Low vitality. Sparse foliage. Inaccessible: diameter estimated.	2.2	15
T111	Sycamore (Acer pseudoplatanus)	16.5(5)	710(1)	9.50	9.50	6.00	9.50	5.00	Mature	Good	Good	B2	Moderate quality and value. Pruning wounds on stems. Epicormics on stem. Branches encroaching upon building.	8.5	228
T112	Sycamore (Acer pseudoplatanus)	15(3)	460(1)	4.00	8.00	8.00	8.00	3.00	Early Mature	Good	Good	B2	Moderate quality and value. Pruning wounds on stems. Epicormics on stem. Branches encroaching upon building.	5.5	96
T113	Sycamore (Acer pseudoplatanus)	14(3)	330(1)	4.00	4.00	4.00	2.00	3.00	Semi Mature	Fair	Good	C2	Fair quality with some landscape value. Crown distorted due to group pressure.	4.0	49
T114	Sycamore (Acer pseudoplatanus)	15.5(4)	470(1)	5.00	7.50	5.50	6.00	4.00	Early Mature	Good	Good	B2	Moderate quality and value. Pruning wounds on stems. Epicormics on stem. Unbalanced crown shape. Branches encroaching upon building.	5.6	100
T115	Sycamore (Acer pseudoplatanus)	15.5(4)	460(1)	5.00	5.50	6.50	5.50	4.00	Early Mature	Good	Good	B2	Moderate quality and value. Pruning wounds on stems.	5.5	96
T116	Prissard Plum (Prunus cerasifera 'Prissardii')	4(1)	100(2)	1.00	1.00	1.00	1.00	1.00	Young	Fair	Fair	C1	Low quality and value. Multiple stems at ground level.	1.7	9
T117	Prissard Plum (Prunus cerasifera 'Prissardii')	8(1)	240(1)	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Good	C1	Fair quality with some landscape value. Decay present on stem.	2.9	26

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G118	Norway Maple (Acer platanoides)	14.5(4)	700(1)	8.50	8.50	8.50	8.50	4.00	Early Mature	Good	Good	B2	Moderate quality and value. Surface roots sustained bark damage. Branches encroaching upon building. Loosely spaced group of moderate quality trees. Diameter is an estimated maximum.	8.4	222
T119	Sycamore (Acer pseudoplatanus)	8(4)	160(1)	2.00	2.00	2.00	2.00	4.00	Semi Mature	Fair	Fair	C1	Low quality and value. Weak and suppressed. Stunted habit. stem base displaying evidence of constriction	1.9	12
G120*	Hawthorn (Crataegus monogyna)	8(3)	200(1)	2.50	2.50	2.50	2.50	3.00	Semi Mature	Fair	Fair	C1	Small with limited current landscape value. Roots restricted by hard surface. Plotted by eye on plan. Low vitality. Diameter is an estimated maximum.	2.4	18
T121*	Sweet Gum (Liquidambar styraciflua)	7(1)	120(1)	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Fair	C2	Plotted by eye on plan. Stem occluding rubber stake tie	1.4	7
T122*	Sweet Gum (Liquidambar styraciflua)	7(1)	120(1)	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Fair	C2	Plotted by eye on plan. Stem occluding rubber stake tie	1.4	7
T123*	Sweet Gum (Liquidambar styraciflua)	7(1)	120(1)	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Fair	C2	Plotted by eye on plan. Stem occluding rubber stake tie	1.4	7
T124*	Sweet Gum (Liquidambar styraciflua)	7(1)	120(1)	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Fair	C2	Plotted by eye on plan.	1.4	7
T125*	Sweet Gum (Liquidambar styraciflua)	7(1)	120(1)	2.50	2.50	2.50	2.50	1.00	Semi Mature	Fair	Fair	C2	Plotted by eye on plan.	1.4	7

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T126	Bird Cherry (Prunus padus)	7(1)	240(1)	3.00	3.00	3.00	3.00	1.00	Semi Mature	Fair	Fair	C2	Small with limited current landscape value. Roots restricted by hard surface. Leaning East. Branches encroaching upon building.	2.9	26
T127	Lime (Tilia sp.)	9.5(3.5)	330(1)	4.00	4.00	4.00	4.00	3.50	Semi Mature	Good	Good	C2	Civic Street planting. Epicormic growth located at base. Ground on western side of stem slopes steeply west.	4.0	49
T128	Ash (Fraxinus excelsior)	12(4)	390(1)	6.00	6.00	4.00	6.00	4.00	Semi Mature	Fair	Good	C2	Downgraded due to limited life expectancy. Civic Street planting. Ground on western side of stem slopes steeply west. Some inner canopy dieback, likely attributed to Ash dieback.	4.7	69
T129	Common Oak (Quercus robur)	10.5(1)	320(1)	3.50	3.00	3.00	3.00	1.00	Early Mature	Good	Good	B2	Civic Street planting. Epicormic growth located at base. Ground on western side of stem slopes west. Fastigate oak	3.8	46
G130	Ash (Fraxinus excelsior)	13.5(3)	455(1)	6.50	6.50	6.50	6.50	3.00	Early Mature	Fair	Good	B2	Homogenous group of Civic Street planting. Ground on western side of stem slopes west. Minor canopy dieback present throughout group, up to a maximum of 25 Percent	5.5	94
T131	Common Oak (Quercus robur)	11(1)	345(1)	3.00	2.50	1.00	3.00	1.00	Early Mature	Good	Fair	C2	Civic Street planting. Ground on western side of stem slopes west. Fastigate oak. Multiple occluded wounds on lower stem. Distorted crown due to competition with neighbouring tree.	4.1	54
T132	Common Oak (Quercus robur)	11.5(5)	235(1)	1.00	2.00	2.00	1.00	5.00	Early Mature	Fair	Fair	C2	Civic Street planting. Epicormic growth located at base. Located within wider group of trees. Distorted canopy due to competition with neighbouring trees.	2.8	25
T133	Common Oak (Quercus robur)	10.5(1)	365(1)	3.50	3.00	3.00	3.00	1.00	Early Mature	Good	Good	B2	Civic Street planting. Fastigate oak. Multiple occluded wounds at stem base. Crown lifted to a height of approximately 5m.	4.4	60

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
G134	Ash (Fraxinus excelsior)	13.5(5)	375(1)	6.50	6.50	6.50	6.50	5.00	Early Mature	Fair	Good	B2	Homogenous group of Civic Street planting. Ground on western side of stem slopes west. Minor canopy dieback present throughout group, up to a maximum of 25%.	4.5	64
T135	Ash (Fraxinus excelsior)	12(5)	170,135(2)	3.00	2.00	5.00	5.00	5.00	Semi Mature	Fair	Fair	C2	Civic Street planting. Twin stemmed from ground level. Large basal cavity, which appears to have occluded. Majority of inner canopy has dieback, likely attributed to Ash dieback.	2.6	21
T136	Ash (Fraxinus excelsior)	11(5)	285(1)	6.00	4.00	4.00	6.50	5.00	Semi Mature	Fair	Good	C1	Located within homogenous group of Civic Street planting. Leaning West. Progressive inner canopy dieback, up to 50% in places. Distorted canopy due to competition from neighbouring tree.	3.4	37
T137	Ash (Fraxinus excelsior)	10.5(3)	250(1)	1.00	3.00	1.00	3.50	3.00	Semi Mature	Fair	Good	C1	Located within homogenous group of Civic Street planting Progressive inner canopy dieback, up to 25%. Distorted crown shape due to competition from neighbouring tree.	3.0	28
T138	Ash (Fraxinus excelsior)	10.5(3)	325(1)	4.00	4.00	4.00	4.00	3.00	Semi Mature	Fair	Good	C1	Located within homogenous group of Civic Street planting Progressive inner canopy dieback, up to 25%.	3.9	48
T139	Ash (Fraxinus excelsior)	11.5(3)	340(1)	3.50	6.00	6.00	5.50	3.00	Semi Mature	Good	Good	B2	Located within homogenous group of Civic Street planting. Good vigour and vitality. Northern canopy slightly reduced due to routine pruning to provide separation from adjacent street light.	4.1	52

Appendix 4: Report Limitations

Limitations

- A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 5: General Landscape Arrangement Plan



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SLA A/S
Njalsgade 17B,
Pakhus 2, 3 sal,
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Plans:

Plan 1: Tree Constraints Plan (TCP), (14667/P10a)

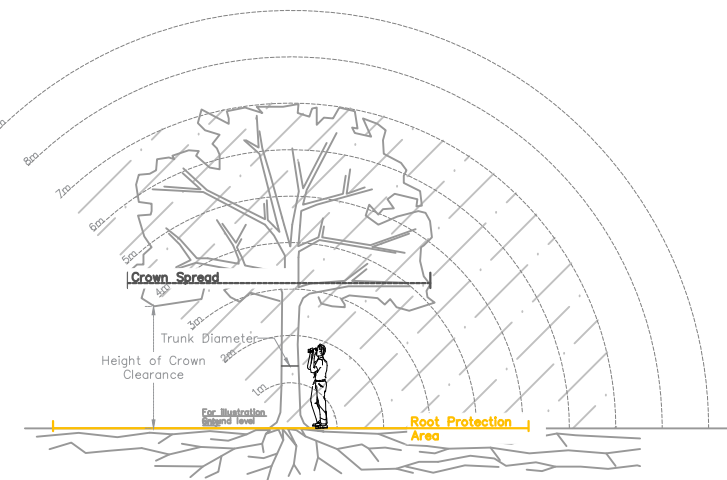
Plan 2: Tree Retention and Removal Plan (TRRP), (14667/P16a)





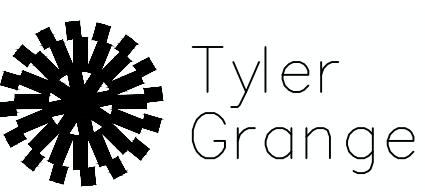
- Category A – Trees of High Quality and Value
- Category B – Trees of Moderate Quality and Value
- Category C – Trees of Low Quality and Value
- Category U – Trees Recommended for Removal
- Root Protection Areas
- Tree Shading Constraints

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



385mm
365mm
365mm
365mm
340mm
475mm

A Additional Survey of Plots 8 11.07.2024
Rev and 9 Description Date



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Project title
ID Manchester

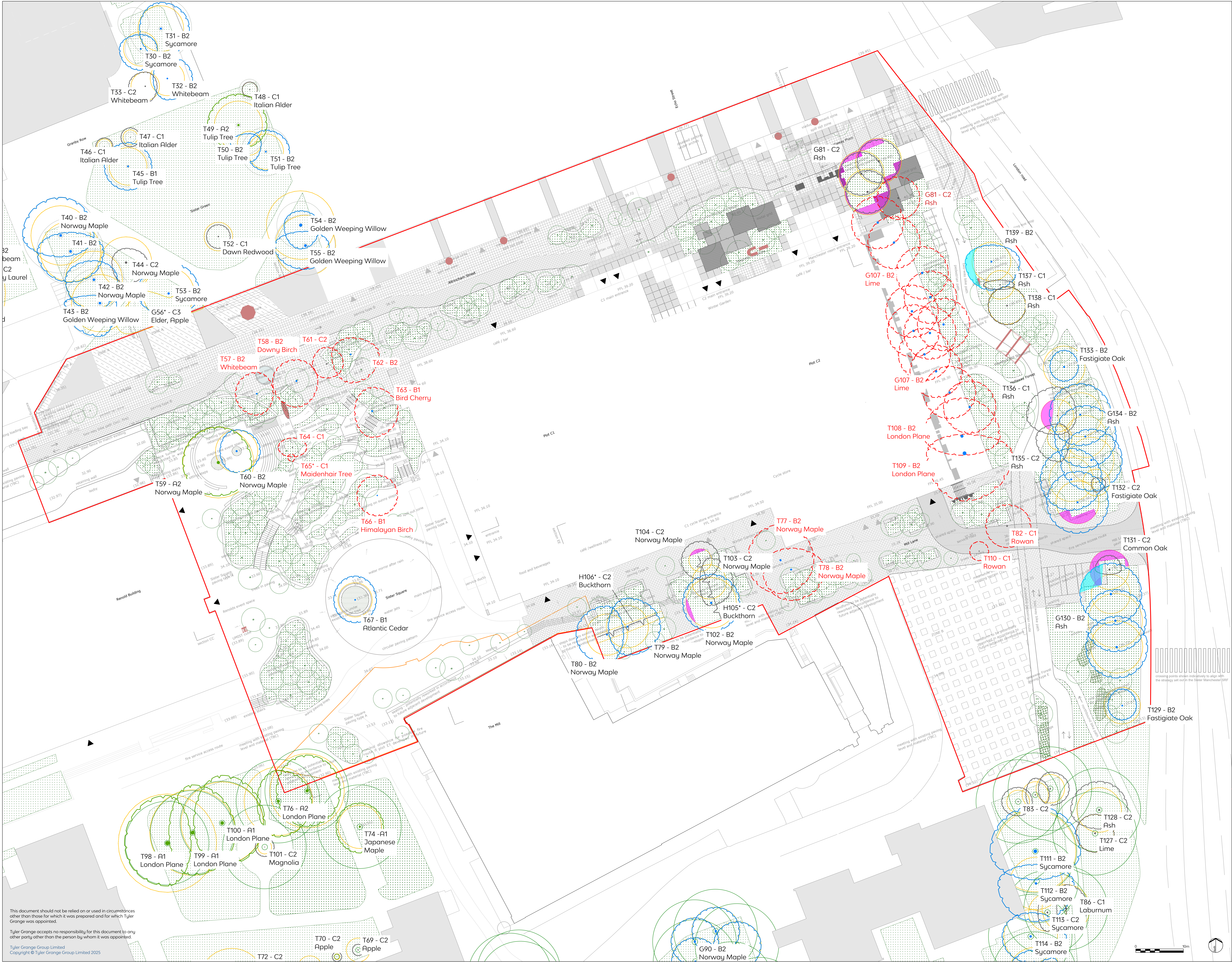
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Tree Constraints Plan

Scale 1:500 @ A0
Date 11.07.2024
Drawn BV
Checked WS

Drawing number 14667_P10
Revision A

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- Application Boundary
- Category A - Trees of High Quality and Value
- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Category U - Trees Recommended for Removal Irrespective of Development
- Root Protection Areas (RPAs)
- Tree Removals to Facilitate the Proposed Development
- Tree Pruning to Facilitate the Proposed Development
- Works within RPAs to Facilitate the Proposed Development

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