



JOHNS
ASSOCIATES

CAMBRIDGE HALLS: PHASED REDEVELOPMENT

Arboricultural Implications Assessment

1 INTRODUCTION

1.1 BACKGROUND

Unite Students and the Manchester Metropolitan University commissioned Johns Associates Ltd to undertake an Arboricultural Impact Assessment (AIA) of the existing site at Cambridge Halls of Residence, Manchester in support of a phased delivery planning application. The site is located at Cambridge Halls of Residence, Cavendish Street, Manchester, M15 6TT (central Ordnance Survey (OS) grid reference SJ 84152 96972). Figure 1 shows the Site Location.



Figure 1. Location of Cambridge Halls (the Site)

1.2 SITE CONTEXT

Figure 2 illustrates the Proposed Development (the Site), in context with the surrounding local area.



Figure 2. Local Context of Cambridge Halls (three small tree groups are clearly visible)

Cambridge Halls currently comprises student accommodation for 757 residents, and was built in 1998. It is divided into 3 courtyards with ornamental planting running around some of the perimeter, small areas of amenity grassland and ornamental tree and shrub planting. It is located in central Manchester and is approximately 0.8 ha in size. The Site is bordered to the north by the Manchester Metropolitan University Business School and the A57. Properties associated with the University also border the east, south and west. There is a small park 94m east of the Site. At the landscape level, the Site is situated in an urban setting, with small, isolated areas of semi-natural habitat (see Figure 1).

There are very few trees associated with the Site, comprising two individuals and three groups (13 trees in total).

1.3 SUMMARY OF PROPOSALS

The Proposed Development is associated with the demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising purpose-built student accommodation with internal and external rooftop communal amenity space (*Sui Generis*). Ground floor commercial and community uses (Flexible Use Classes E, F1 or F2). Hard and soft landscaping and associated highway works. The area associated with the Proposed Development is hereafter referred to as the 'Site'.

1.4 THIS REPORT

This report presents the detailed results of a formal tree survey conducted in accordance with BS5837:2012, conducted in January 2025, undertaken by Matthew Johns BSc MSc CEnv MCIEEM, with substantial proven experience of such surveys and Arboricultural Implications Assessment submitted for a wide range of planning applications.

The data gathered from the field survey is gathered in a tree schedule and has been used to inform the final development layout, and to identify trees that could be affected by the proposals. The report includes an assessment of the impact of the proposals on the trees and local amenity provided by the trees together with outline guidance on appropriate management and protective measures required.

The remainder of this report is structured as follows:

- Section 2 sets out in detail the methodology followed for the tree survey;
- Section 3 sets out the results of the tree survey;
- Section 4 sets out potential impacts, mitigation and enhancement
- Section 5 provides conclusions and recommendations.

2 METHODOLOGY

2.1 COLLECTION OF DATA

Information was collected as recommended in *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

Trees within and adjacent to the Site have been surveyed if their stem diameter at 1.5m height exceeded 20mm; hedges were excluded from this survey. Trees were analysed in regard to specific parameters, including species, size and quality. Where trees were in the vicinity of each other and of the same species and / or shared similar characteristics, these have been grouped and assessed together.

All trees and groups of trees have been measured on site to within 1m accuracy using a Juniper Systems Geode GNSS receiver. These trees are clearly identified on the tree survey plan.

Tree survey information was recorded in the detailed tree schedule at Appendix A and is illustrated on the Tree Survey Plan in Appendix B.

2.2 TREE QUALITY CATEGORIES

Trees have been categorised in accordance with *BS 5837:2012* to identify the quality and value of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring, noting that in certain circumstances, other factors may be critical in defining a development proposal layout. Hedges or smaller shrubs (such as those present in the proposed sports yard in the south of the Site) have not been categorised.

In summary, the four categories are:

Trees unsuitable for retention:

Category U: Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for more than 10 years;

Trees to be considered for retention:

Category A: Trees of high quality with an estimated life expectancy of at least 40 years;

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; and

Category C: Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Subcategories are **(1)** for arboricultural value, **(2)** for landscape / visual value and **(3)** for cultural value, including conservation. More than one subcategory can apply.

2.3 ROOT PROTECTION AREA & PROTECTIVE FENCING

The Root Protection Area (RPA) for the individual trees was determined in accordance with the methodology set out in Section 4.6 of BS 5837:2012. The potential influencing factors set out in section 4.6.3 of BS 5837:2012 have been taken into account when calculating the RPAs at the Site. In the case of Cambridge Halls, numerous constraints are present including tree pits, likely root guards, building foundations, and other hard infrastructure.

The RPA indicates where ground disturbance needs to be carefully controlled to avoid impacts on trees. In principle, no significant disturbance should occur within the RPA of any tree to be retained, and high levels of care are needed during any activities authorised within it, if the trees are to be successfully retained.

Where trees are to be retained, tree protection measures are typically employed to prevent accidental disturbance and to maximise the successful survival of the trees. This includes the erection of tree protection fencing, using the RPA's as a minimum of area to be fenced as a default. Development within the RPA of a tree is likely to result in the need for its removal unless no dig methods/use of suitable cellular confinement systems are adopted.

In the case of the Proposed Development being assessed by this AIA, it is not possible to retain the trees due to the requirement to demolish the buildings and the direct association of the trees with the buildings.

Details of the RPAs are listed in the Tree Schedule (Appendix A) but not shown in the tree plans due to the proposed removal of all of the trees and unknown below ground constraints on the RPAs.

2.4 DESIGNATIONS

There are no Tree Preservation Orders or Conservation Areas associated with the Site or immediately adjacent land.

A search on magic.defra.gov.uk also confirmed that the trees on site are not classified as Ancient Woodland or Priority Habitat.

2.5 LIMITATIONS, CONSTRAINTS AND ASSUMPTIONS

No limitations or constraints were encountered in terms of being able to access the Site, the trees or in terms of weather conditions.

3 TREE SURVEY

3.1 OVERVIEW

The individual trees and groups surveyed are detailed in the Tree Schedule (Appendix A) and shown on the Tree Survey Plan (Appendix B). There are two individual trees and 3 groups of trees, all of which sit within the planning application 'red line' boundary. No veteran specimens were located on Site. Tree positions were surveyed and positions were considered to be accurate. In addition, the tree survey included the use of a Juniper Systems Geode GPS/GPSS system that enabled additional trees to be mapped to sub-30cm accuracy, which is considered to be adequate for this AIA.

3.2 INDIVIDUAL TREES

Altogether 2 specimens have been recorded as individual trees. These were made up of 1. No. mature Snake bark maple (*Acer grosser*) and 1. No. young Ash (*Fraxinus excelsior*). The ash is external to, but close to, the buildings, on the north west corner, whilst the maple is located within the northern most courtyard. All the individual trees recorded were in good condition, were B category trees, and offered a local contribution to landscape and amenity, with some limited conservation value. Plates 1 and 2 illustrate these trees.

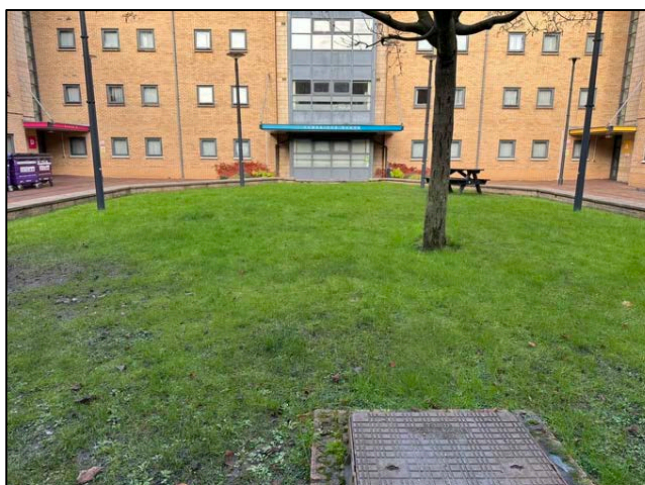


Plate 1: Tree 1 Snake Bark Maple

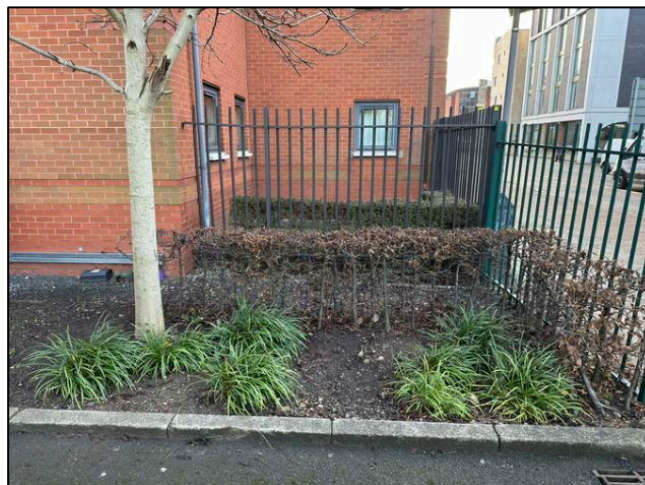


Plate 2: Tree 2 Ash

3.3 GROUPS

Three groups of trees were recorded and surveyed, due to their similar age, size and condition.

Group 1 was a group of four semi-mature Callery Pear (*Pyrus calleryana*) in good condition, located within tree pits associated with block paved pedestrian surfacing, between the buildings. It is illustrated by Plate 3.

Group 2 comprised four mature Cherry (*Prunus* sp.), in good condition, but have historically been topped. They are located close to buildings and surrounded by block paved pedestrian surfacing.

Group 3 was formed from three mature and good condition Himalayan Birch (*Betula utilis*) growing in the southern most courtyard.

All groups were classed as B category trees, with contributions made to landscape, amenity and an element of biodiversity conservation.



Plate 3: Group 1 Callery Pear



Plate 4: Group 2 Cherry

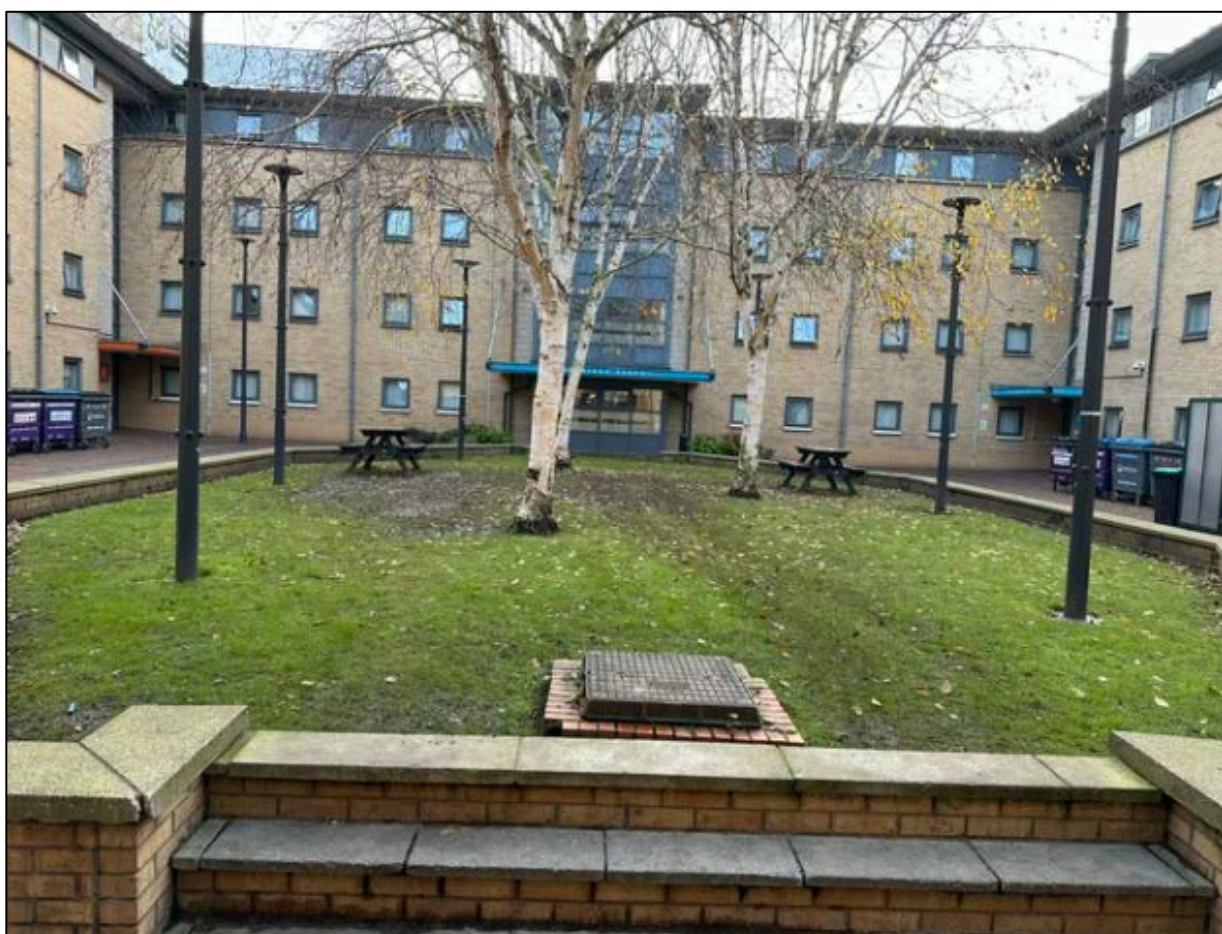


Plate 5: Group 3 Himalayan Birch

4 POTENTIAL IMPACTS, MITIGATION AND ENHANCEMENT

IMPACT OF DEVELOPMENT PROPOSAL

4.1 IMPACTS ON TREES

All of the trees are located within the Site and need to be felled as part of the proposed demolition, Site clearance and re-construction works. The Proposed Development includes a range of landscaping and biodiversity proposals, including tree planting and Biodiversity Net Gain (please see the separate Landscape Strategy and BNG Reports).

Retention:

It is not possible to implement the Proposed Development and retain the 13 trees present.

Removal:

The Proposed Development requires the removal of all 13 trees.

4.2 IMPACTS ON AMENITY

Only 5 of the 13 trees (T2 and Group 1) and are readily visible to passing members of the public along the A5067 Higher Cambridge Street. The remainder are screened by the buildings associated with Cambridge Halls. Street

Botanical Name	Abb.	Form	Clear Stem	Height	Girth / Form	Root Cond.	Support	Number	Notes
Acer campestre 'Streetwise'	AcS	Clear stem	2.2m	4.5-5.0m	20-25cm / Semi mature	RB	Underground guyed	8	General note for all trees; Trees specified as rootball for installing within planting season. If trees are planted from April to October, containerised stock must be used.
Arbutus unedo	Au	Multi-stem	Brushed up to 1m	3.0-3.5m	MS	RB	Underground guyed	2	
Alnus glutinosa	Ag	Multi-stem	Brushed up to 1m	3.0-3.5m	Umbrella form	RB	Underground guyed	7	
Betula pendula	Bp	Multi-stem	Brushed up to 1m	3.0-3.5m	Umbrella form	RB	Underground guyed	6	
Camelia japonica	CJ	Multi-stem	Brushed up to 1m	2-2.5m	MS	RB	Underground guyed	3	
Corylus avellana	Ca	Multi-stem	Brushed up to 1m	2-2.5m	MS	RB	Underground guyed	4	
Liquidambar styraciflua	Ls	Clear stem	2.2m	5.5-6.5m	30-35cm / Semi mature	RB	Underground guyed	2	
Magnolia grandiflora	Mg	Multi-stem	Brushed up to 1m	3.0-3.5m	MS	RB	Underground guyed	1	
Osmanthus x burkwoodii	Ob	Multi-stem	Brushed up to 1m	3.0-3.5m	Umbrella form	RB	Underground guyed	1	
Pinus nigra	Pn	Multi-stem	Brushed up to 1m	3.0-3.5m	MS	RB	Underground guyed	1	
Prunus avium	Pa	Clear stem	2.0	4.5-5.0m	20-25cm / Semi mature	RB	Underground guyed	2	
Prunus padus 'Albortii'	Pa	Clear stem	2.2m	4.5-5.0m	20-25cm / Semi mature	RB	Underground guyed	7	
Pyrus calleryana 'Chanticleer'	PcC	Clear stem	2.2m	4.5-5.0m	20-25cm / Semi mature	RB	Underground guyed	4	
Sorbus aucuparia	Sau	Clear stem	2.2m	4.5-5.0m	20-25cm / Semi mature	RB	Underground guyed	8	
Total								56	

Figure 3: Proposed Landscape Masterplan And Planting Schedule

5 CONCLUSIONS

Trees are an interest of acknowledged importance in planning terms and there is a statutory requirement that they be properly considered in determining a planning application. Supporting information submitted for this planning application provides tree information in connection with the Proposed Development, in accordance with the recommendations in *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations*.

Due consideration has, therefore, been given to the 13 trees associated with the current Cambridge Halls. Whilst it is acknowledged they offer some local amenity, landscape and biodiversity value, it is not possible to retain them to enable the Proposed Development, and their removal is necessary. The proposals include the provision of some 56 trees to replace those removed and as such will deliver a greater level of amenity, landscape and biodiversity value as the new trees mature.

This Arboricultural Implications Assessment, taking into account the proposed landscaping/planting scheme (Figure3), is considered to demonstrate the scheme is fully compliant with relevant National and local planning policy and that an overall betterment with respect to trees at and within the local area will be delivered through the implementation of the Proposed Development.

APPENDIX A – TREE SCHEDULE

Individual Tree (T) Group (G)	Species	Height m	Stem Diam m	Life stage: Y/SM/EM /M/OM	ERC: <10/>10/ >20/>40	RPA Radius (m) nb theoretical max – will be constrained by hard infrastructure / tree pits etc	Overall condition Good/Fair/ Poor/ Dead	Category & Subcategory	Tree status Retained/ removed / potentially removed	Notes
T1	Snake Bark Maple <i>Acer grosseri</i>	7	210	M	>10	2.52	Good	B2	Removed	Typical form. Girdling root which is reducing stem flair and possibly impacting long-term stability. Canopy has been reduced away from street lighting.
T2	Ash <i>Fraxinus excelsior</i>	8	130	Y	>20	1.56	Good	B2	Removed	No visible significant defects. Canopy has been reduced away from the building.
G1	Callery Pear (x4)	9	210-250	SM	>20	2.52-3.00	Good	B2	Removed	Planted in tree pits. Canopy has been reduced away from to buildings and street lighting. No significant visible defects.
G2	Cherry (x 4)	6-8	250-360	M	>10	3.00-4.32	Good	B2	Removed	Historically Topped. Canopy has been reduced away from street lighting. No significant visible defects.
G3	Himalayan Birch (x3)	13	210-220	M	>20	2.64	Good	B2	Removed	Past pruning works away from street lighting. Typical form. No visible significant defects. Minor deadwood.

Notes:

Number: number of tree and of tag (if tagged) on survey plan

Species: common species name

Height: approximate height of tree in m

Life stage: Y = young, SM = semi-mature; EM = early mature; M = Mature, OM = over-mature

ERC: Estimated remaining contribution in years

Overall condition: taking into account condition of base, stem and crown and overall appearance and health

Category / subcategory: Tree categories and subcategories as per BS 5837:2012;

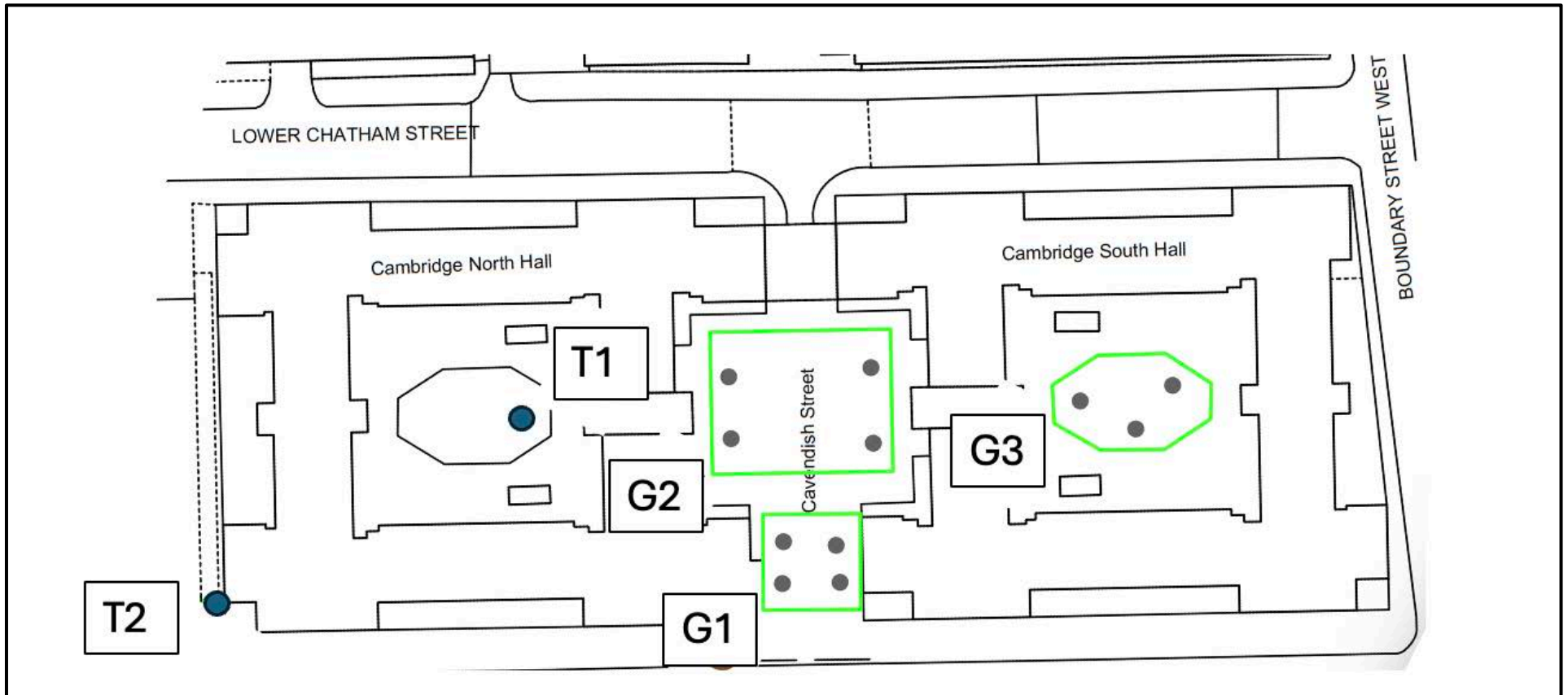
Categories:

A: trees of high quality; **B:** trees of moderate quality; **C:** trees of low quality; **U:** trees unsuitable for retention;

Subcategories:

1 mainly arboricultural qualities, **2:** mainly landscape qualities; **3:** mainly cultural values and conservation

APPENDIX B – TREE SURVEY PLAN



Tree Plan showing Cambridge Halls Outline and Adjacent Streets (north is to the left of the page)



Tree Plan Showing Cambridge Halls, Context And Canopy Spread (north is to the left of the page)

