

LAND AT CRABTREE LANE MANCHESTER M11 4GU

Arboricultural Impact Assessment

April 2025



Report Control Sheet

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Contents

1. INTRODUCTION.....	2
1.1. BACKGROUND & INSTRUCTION	2
1.2. PURPOSE.....	2
1.3. SITE DESCRIPTION	2
1.4. REFERENCE DOCUMENTS.....	2
2. PLANNING POLICY AND LEGISLATION	3
2.1. NATIONAL PLANNING POLICY FRAMEWORK (NPPF).....	3
2.2. STATUTORY TREE PROTECTION & DESIGNATIONS.....	4
2.3. FELLING LICENCE	4
3. BASELINE TREE SURVEY.....	5
3.2. TREE SURVEY SUMMARY	5
4. ARBORICULTURAL IMPACT ASSESSMENT	8
4.2. ROOT PROTECTION AREAS (RPAs).....	9
4.3. FACILITATION TREE PRUNING	9
5. TREE PROTECTION	10
6. POST CONSTRUCTION	11
6.1. POST CONSTRUCTION TREE ASSESSMENT	11
7. REFERENCES.....	11

Appendices

Appendix 1 Tree Schedule

Appendix 2 Plans

1. INTRODUCTION

1.1. BACKGROUND & INSTRUCTION

- 1.1.1. This report has been prepared by Sam Selwyn *Dip Arb L4 (abc), TechArborA*. Sam is a Technician Member of the Arboricultural Association (AA) and is therefore required to uphold the professional and ethical standards within the AA Code of Conduct. Sam holds the LANTRA certificate in Professional Tree Inspection.
- 1.1.2. This Arboricultural Impact Assessment (AIA) has been prepared by Collington Winter Environmental Ltd on behalf of Keepmoat Homes Limited in support of a full planning application for “*The construction of 194no. new dwellings, with access, parking, landscaping and other associated works.*” at Land at Crabtree Lane, Manchester, M11 4GU (hereafter referred to as the ‘site’).
- 1.1.3. The application is to be submitted to Manchester City Council (MCC).

1.2. PURPOSE

- 1.2.1. The tree survey and AIA has been carried out in accordance with the recommendations outlined within British Standard BS5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.
- 1.2.2. This AIA report includes:
- Baseline survey data of existing trees, including a Tree Schedule and Tree Constraints Plan (TCP).
 - Arboricultural Impact Assessment.
 - Tree Protection Plan

1.3. SITE DESCRIPTION

- 1.3.1. The site is located at the UK National Grid Reference (SJ 88736 98016). It was previously a B & S Massey facility, but now only dilapidated industrial buildings remain, and the area is fenced off. To the north, the Ashton Canal runs adjacent to the site, while Crabtree Lane borders the western boundary. The site has been overrun by self-seeded scrub trees and vegetation. The terrain is level, and the main access point is via Crabtree Lane on the western side.

1.4. REFERENCE DOCUMENTS

- 1.4.1. **Table 1.1** provides a summary of documents which provide the basis for this tree survey and AIA.

Table 1.1 - Reference Documents

Document	Reference Number	Prepared By	Date
Topographical Survey	-	-	-
Proposed Site Plan	02292_JTP_MP_00_DR_1100 D017	JTP Studios LTD	March 2025

2. PLANNING POLICY AND LEGISLATION

2.1. NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

2.1.1. The following paragraphs within the NPPF set out policies which guide the planning policy and decision-making process of Local Planning Authorities in relation to trees. These are:

2.1.2. 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.

2.1.3. Paragraph 187 (b & d)

Planning policies and decisions should contribute to and enhance the natural and local environment by:

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; minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

2.1.4. Paragraph 193

When determining planning applications, Local Planning Authority's (LPA) should apply the following principles:

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternate site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

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 compensation strategy exists.

Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

2.2. STATUTORY TREE PROTECTION & DESIGNATIONS

- 2.2.1. Manchester City Council were contacted on 7th February 2025 to determine whether any of the trees on the site are afforded statutory protection. It was confirmed that no trees are protected by a Tree Preservation Order (TPO).
- 2.2.2. The site is **not** positioned within a local Conservation Area.
- 2.2.3. **No** Ancient Woodland¹ designations are present upon or adjacent to the Site.

2.3. FELLING LICENCE

- 2.3.1. Tree felling is restricted under the Forestry Act 1967. Under this act, there is an exemption from the need for a felling licence for “Felling trees immediately required for the purpose of carrying out development authorised by planning permission (granted under the Town and Country Planning Act 1990)”
- 2.3.2. If full planning permission is granted, then any trees which require felling to implement the approved plans are exempt from this statutory protection. Outline planning permission does not provide an exemption to the regulations that control tree felling in the Forestry Act 1967.
- 2.3.3. **All statutory controls must be reviewed in detail ahead of undertaking any tree works relevant to this arboricultural report.**

¹ 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.

3. BASELINE TREE SURVEY

- 3.1.1. The tree survey was undertaken on the 20th & 28th November 2024 by Sam Selwyn *Dip Arb L4 (abc), TechArborA*.
- 3.1.2. The tree survey was undertaken in accordance with the methodology outlined within BS5837:2012.
- 3.1.3. The locations of the trees surveyed are illustrated on the Tree Constraints Plan (TCP) (**Appendix 2**) including:
- Tree Retention Category
 - Root Protection Areas (RPAs)
 - Tree Canopy Spreads
- 3.1.4. Details for each of the trees surveyed are provided in the Tree Schedule (**Appendix 1**), including reference numbers, species, tree dimensions, life stage, physiological and structural condition, and retention category.

3.2. TREE SURVEY SUMMARY

Trees

- 3.2.1. The survey recorded 14no. individual trees comprising of 12no. category C and 2no. category U retention value.

Groups

- 3.2.2. The survey recorded 22no. group of trees comprising of 1no. category B, 20no. category C and 1no. category U retention value.
- 3.2.3. The trees on site primarily possess low arboricultural quality and only provide site-level value.
- 3.2.4. **Images from the survey follow this page:**



Figure 1: View of northern boundary trees taken from canal footpath.



Figure 2: Typical view of trees established from rubble.



Figure 3: A view of self-seeded trees around dilapidated buildings.



Figure 4: View of G22 - Category U.

4. ARBORICULTURAL IMPACT ASSESSMENT

4.1.1. The impact of the proposed development upon existing trees is illustrated on the Arboricultural Impact Plans (Appendix 2).

4.1.2. Table 2 details the tree and group removals required to implement the Proposed Development.

Table 2 – Tree Removal for Proposed Development

	Retention Category				Total
	A	B	C	U	
Trees to be removed for Proposed Development	-	-	T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13	T1, T14	14
Groups to be removed for Proposed Development	-	-	G1, G2, G3, G4, G5, G6, G7, G8, G9, G10, G12, G13, G14, G15, G17, G18, G19, G20, G21	G22	20
Groups to be Part - removed for Proposed Development	-	-	G16	-	1 part removal
Total	0	0	31 + 1 part removal	3	34 + 1 part removal

4.1.3. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable. Both trees suggested for removal were in poor condition and likely to have limited future contributions.

4.1.4. All trees designated for removal lack significant arboricultural value.

4.1.5. Many trees have self-seeded from piled hardcore or cracks in hard surfaces, making them unsuitable for retention in a revised context. Although they theoretically have a remaining lifespan of more than ten years, the growing environment limits their long-term potential. Therefore, replacing these trees is desirable to ensure the long-term arboricultural quality of the site.

Mitigation

4.1.6. Detailed proposals will include a comprehensive landscaping scheme which should include sufficient new tree planting across the site to include a variety of native and ornamental trees which are suited to the context. This should include large species that are capable of providing long-term tree cover across the site.

4.1.7. New tree planting with a variety of suitable species will provide long-term tree cover and much needed diversity among tree species for futureproofing against pests, diseases and the effects of climate change.

4.2. ROOT PROTECTION AREAS (RPAs)

- 4.2.1. The RPA is an area equivalent to a circle with a radius 12 times the diameter of the trees measured at 1.5 metres for single stemmed trees. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.
- 4.2.2. The RPA is an area in which no ground works should be undertaken without due care in relation to the retained tree(s), to avoid soil compaction, changes in levels or soil contamination which could alter the trees condition and/or stability. The shape of the RPA and its exact location will depend upon arboricultural considerations and ground conditions.
- 4.2.3. The RPA for the trees has been calculated as prescribed by BS5837:2012 and are shown in relation to the Proposed Development on the Arboricultural Impact Plan at Appendix 2.
- 4.2.4. The Proposed Development will result in **no new RPA incursions**.

Working within RPAs - Fencing

- 4.2.5. As part of the development proposals, new garden fencing will be installed within the Root Protection Area (RPA) of the retained boundary tree group G11. There is currently hard surfacing present within the RPA, which has likely restricted root growth in this area. The installation of fence posts within RPAs is generally considered acceptable, as the process has minimal impact on trees.
- 4.2.6. To ensure foreseeable damage does not occur. An example methodology for the process is provided within section 5 of this AIA. Full details of tree protection and construction methods should be detailed within an Arboricultural Method Statement (AMS) following planning approval.

Working within RPAs – Removal / Replacement of Hard-Surfacing

- 4.2.7. An area of hard surfacing within the RPAs of retained tree group G11 will be resurfaced to construct the car parking spaces for Plot 65 and the pavement. If undertaken with due care, then this will not have a detrimental impact upon the retained trees.
- 4.2.8. An example methodology for the process is provided within Section 5 of this AIA. Full details of tree protection and construction methods should be detailed within an AMS following planning approval.

4.3. FACILITATION TREE PRUNING

- 4.3.1. In order to provide sufficient clearance for construction and future use of the Proposed Development, trees and or groups or hedges may require minor pruning work to be carried out.
- 4.3.2. Required tree pruning is likely to include the following:
- **G11** (Various species) – Crown lift the northern tree canopy to provide at least 5m from Proposed car parking spaces.
- 4.3.3. A final specification for facilitation tree pruning should be determined by the Arboricultural Clerk of Works (ACoW), following a pre-commencement site meeting with the appointed contractor.
- 4.3.4. Further requirements for facilitation pruning may be identified during the course of construction and should be addressed by ongoing liaison with the ACoW.
- 4.3.5. Any arboricultural works shall be carried out by suitably qualified, insured, and experienced professionals working to BS3998:2010 Tree Works Recommendations. A directory of Arboricultural Association approved tree surgeons can be found at www.trees.org.uk.

Future growth

- 4.3.6. Due to the location of retained trees, future growth of trees is not considered to be an issue to the Proposed Development.
- 4.3.7. Minor pruning of lateral branches will address any issues where the canopy of trees encroaches towards the proposed buildings.

5. TREE PROTECTION

- 5.1.1. An overview of the recommended tree protection measures has been provided within this AIA. A Tree Protection Plan (TPP) is provided at **Appendix 2**.
- 5.1.2. To ensure all tree protection measures are implemented, arboricultural supervision should be undertaken by an appointed Arboricultural Clerk of Works (ACoW). The ACoW will be a suitably qualified arboriculturist appointed by the client / contractor / other party responsible for the implementation of tree protection measures.
- 5.1.3. The existing wall and metal palisade fencing that exists around the southwestern boundary will remain and protect offsite trees G11 & the offsite portion of G16 as illustrated on the Tree Protection Plan at **Appendix 2**.

Methodology for the Installation of Fencing within RPAs

- 5.1.4. To ensure foreseeable damage does not occur during the installation of fencing within RPAs the following methodology should be followed:
- 5.1.5. The post holes will be c.300mm² excavated using hand tools to a depth of c.650mm. Any minor identified roots <25mm diameter will be pruned back with secateurs or a root pruning hand saw. Any significant roots identified >25mm diameter will be avoided and if discovered, post holes relocated.
- 5.1.6. Post holes will be lined with a non-porous lining such as a durable polythene to prevent leachates from concrete damaging tree roots. Post holes should be filled with concrete/postcrete just below the formation level. Finally, the polythene lining should be trimmed back and filled with clean topsoil in preparation for fixing the fence panels.
- 5.1.7. To ensure foreseeable damage does not occur, hand-dig only methods will be adopted when working within the RPA of retained trees. The removal of the existing soft/hard surfaces within the RPAs must be undertaken under the direct supervision/guidance of the ACoW.

Methodology for the removal / replacement of hard surfacing within RPAs

- 5.1.8. The removal of existing surfacing within the RPAs of retained trees should be carried out with arboricultural supervision.
- 5.1.9. The removal of existing surfacing should be carried out beginning closest to the trees and working backwards, away from the trees, so no machinery stands on the exposed ground. The use of large plant machinery should be avoided where possible.
- 5.1.10. Tree Protection Fencing should be in place during the removal of the existing surfacing and moved accordingly to protect the exposed ground as the removal progresses.

Where new surfacing is to be laid, the existing sub-base should be retained and augmented as required.

6. POST CONSTRUCTION

6.1. POST CONSTRUCTION TREE ASSESSMENT

- 6.1.1. Following completion of the proposed development and removal of tree protection measures, an assessment of the trees should be undertaken to highlight any required remedial work.
- 6.1.2. All remedial tree work should be carried out in accordance with British Standard 3998:2010 'Tree work – Recommendations'.

7. REFERENCES

- 7.1.1. British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendation'
- 7.1.2. British Standard 3998:2010 'Tree work – Recommendations'
- 7.1.3. BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- 7.1.4. National Planning Policy Framework (NPPF) 2024
- 7.1.5. The Forestry Act 1967
- 7.1.6. The Town and Country Planning Act 1990
- 7.1.7. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Appendix 1 – Tree Schedule



BS5837:2012 TREE SCHEDULE

SURVEY DATE: 20 & 28 Novemeber 2024

CLIENT: Keepmoat Homes Ltd

SITE: Land at Crabtree Lane, Manchester

REFERENCE: 1891-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T1	Goat willow	<i>Salix caprea</i>	5	238	5	4	1	4	1.3	Yng	Fair	Poor	Located directly adjacent to direct building. Divides into three stems from ground level. One stem has collapsed at ground level, decay is present. Evidence of historical topping at 1.2metres. Given its location and condition the tree is likely to have a limited remaining contribution. No arboricultural quality.	Remove to facilitate Proposed Development	U	28	3.00
T2	Silver birch	<i>Betula pendula</i>	7	160	2	2	2	2	2	Yng	Fair	Fair	Located towards the site's northern boundary, establishing from ground level scrub vegetation. A self-seeded young tree positioned adjacent to a pile of rubble. Fully established and in fair condition. Low arboricultural quality, site level value only.	Remove to facilitate Proposed Development	C1	10	1.80
T3	Silver birch	<i>Betula pendula</i>	7	115	1	1	1	1	2	Yng	Fair	Fair	Located towards the site's northern boundary, establishing on a pile of rubble. Self-seeded and fully established. Fair condition. Low arboricultural quality, site level value only.	Remove to facilitate Proposed Development	C1	7	1.50
T4	Silver birch	<i>Betula pendula</i>	6	115	1	1	1	1	1.5	Yng	Fair	Fair	Located towards the site's northern boundary, establishing on a pile of rubble and from small scrub trees. Self-seeded. Fully established and in fair condition. Low arboricultural quality, site level value only.	Remove to facilitate Proposed Development	C1	7	1.50
T5	Silver birch	<i>Betula pendula</i>	9	200	2	2	2	2	1.6	Yng	Good	Fair	Young tree establishing from small scrub trees, located towards the northern boundary. Well-formed radial canopy. Wound observed on the north side of the main stem at ground level, strong occlusion present. Site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C1	18	2.40



BS5837:2012 TREE SCHEDULE

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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T6	Silver birch	<i>Betula pendula</i>	11	300	4	4	2	4	2	S/Mat	Good	Fair	Established tree located towards the northern site boundary adjacent to brick wall and fencing. Likely self seeded, leans and canopy biased north. Fair canopy form and branch architecture. Hidden from view, site level value only. Low arboricultural quality, future growth should be expected.	Remove to facilitate Proposed Development	C1, 2	41	3.60
T7	Silver birch	<i>Betula pendula</i>	8	190	2	2	3	3	2	Yng	Fair	Fair	Established tree located towards the northern site boundary. Canopy biased southeast due to group pressure. Wound with exposed wood observed on the lower main stem southeast. Occlusion present. Site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C1	18	2.40
T8	Goat willow	<i>Salix caprea</i>	7	300	4	3	4	5	2	S/Mat	Fair	Poor	Located on the site's northern boundary. Established tree in average condition. Evidence of limb failure in the northern canopy. A longitudinal wound observed on the north west side of the main stem from ground level to a height of 3.5metres. Smaller infant stems prevent detailed assessment of the base. Site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C1	41	3.60
T9	Goat willow	<i>Salix caprea</i>	7	441	4	4	4	2	2	S/Mat	Fair	Poor	Established tree located towards the northern site boundary. Brick rubble observed around the tree base, preventing detailed assessment. Multi stemmed from base. Evidence of branch failure within the north eastern canopy. Compressed north-western canopy due to group pressure. Site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C1	92	5.40



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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
T10	Norway maple	<i>Acer platanoides</i>	13	445	4	4	5	4	2	E/Mat	Fair	Fair	Boundary tree establishing east of fencing. Trifurcates at 2metres, cohesive canopy. The low eastern canopy has been raised. Yet to reach full maturity, future growth should be expected. Provides a degree of landscape value. Low arboricultural quality.	Remove to facilitate Proposed Development	C1, 2	92	5.40
T11	Wild cherry	<i>Prunus avium</i>	7	240	2	3	3	3	1.8	Yng	Fair	Fair	Young tree likely self-seeded. Fair condition. Growing directly adjacent to fencing. Limited remaining contribution. Low arboricultural quality.	Remove to facilitate Proposed Development	C1	28	3.00
T12	Sycamore	<i>Acer pseudoplatanus</i>	14	360	4	5	6	5	2	E/Mat	Fair	Fair	Early mature Sycamore tree establishing east of boundary fencing. Established and in good condition. Low eastern branches have been removed historically, raising the canopy. Provides a degree of landscape value when viewed from off-site. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	55	4.20
T13	Grey alder	<i>Alnus incana</i>	9	215	3	3	2	3	2	Yng	Fair	Fair	Young tree growing adjacent to western site boundary in close proximity to concrete fencing and underneath the canopy and overshadowed by the neighbouring tree. Likely self-seeded. Limited remaining future due to position. Site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C1	23	2.70
T14	Sycamore	<i>Acer pseudoplatanus</i>	14	400	5	5	5	5	1.8	E/Mat	Declining	Poor	Boundary tree establishing east of a small brick pillar along the western site boundary. Rubble surrounds the base. Radial canopy. Very large area of missing bark observed around the west, south and north sides of the main stem to a height of 1.8metres, the tree is almost ring barked. Tree is likely to be compromised and have a limited future.	Remove to facilitate Proposed Development	U	72	4.80



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Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G1	Silver birch, Butterfly bush species, Goat willow		Min 6 - Max 9	Min 75 - Max 272	See Associated Plans				1	Young	Fair	Fair	A broken group of young trees establishing from ground-level scrub vegetation. Growing on rubble stockpiles the group is located adjacent to derelict buildings in the northeastern corner of the site. The group is composed of self-seeded pioneer tree species in average condition. Site level contribution only, low arboricultural quality and easily replaced.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G2	Norway maple, Silver birch, Goat willow		Min 4 - Max 9	Min 95 - Max 145	See Associated Plans				1.5	Young	Fair	Fair	A small cluster of trees located on the site's northern boundary. Self-seeded in a pile of rubble. Average condition. Site level value only. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G3	Silver birch, Goat willow		Min 4 - Max 7	Min 50 - Max 200	See Associated Plans				1	Young	Fair	Fair	Sporadic clusters of self seeded trees growing in rubble close the site's northern boundary. Fair condition, scrubby in nature. Site level value only. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G4	Silver birch, Butterfly bush species, Goat willow		Min 6 - Max 12	Min 20 - Max 180	See Associated Plans				2	Young	Fair	Fair	A small cluster of young trees located to the north of a derelict building. Forms a cohesive mutual canopy. Average condition. Likely self-seeded, establishing from a rubble pile. Site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G5	Silver birch, Butterfly bush species, Goat willow		Ave 8	Ave 100	See Associated Plans				1	Young	Fair	Fair	A dense block of young trees establishing from and around a large rubble stock pile. Likely all self seeded trees. Assess restricted, attributes and detailed assessment estimated. Site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	



BS5837:2012 TREE SCHEDULE

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					N	E	S	W									
G6	Silver birch, Goat willow		Ave 10	Ave 110	See Associated Plans				1	S/Mat	Fair	Fair	Two separate groups of established semi mature trees located towards the northern site boundary, growing on and to the north of a large rubble stockpile. Detailed assessment restricted, attributes estimated. Site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G7	Silver birch, Butterfly bush species, Goat willow		Min 4 - Max 7	Ave 100	See Associated Plans				1	Young	Fair	Fair	Insignificant group of young trees located towards the northern site boundary and large concrete yard to the east. Likely all self-seeded trees. Detailed assessment restricted, attributes estimated. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G8	Silver birch, Butterfly bush species, Goat willow		Min 5 - Max 13	Min 50 - Max 145	See Associated Plans				1.6	Young	Fair	Fair	Sporadic group of young self-seeded trees establishing on land between derelict buildings. Scrub quality. Attributes estimated. Fair overall condition. Site level value, low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G9	Silver birch, Butterfly bush species		Min 5 - Max 12	Min 50 - Max 140	See Associated Plans				0	Young	Fair	Fair	A dense block of vegetation situated on land between derelict buildings. Restricted access prevents detailed assessment, attributes estimated. Scrub quality. Slender Silver birch trees are establishing from the dense undergrowth. Site-level value only. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	



BS5837:2012 TREE SCHEDULE

SURVEY DATE: 20 & 28 November 2024

CLIENT: Keepmoat Homes Ltd

SITE: Land at Crabtree Lane, Manchester

REFERENCE: 1891-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G10	Silver birch, Butterfly bush species, Goat willow		Ave 13	Ave 200	See Associated Plans				1	S/Mat	Fair	Fair	A group of semi-mature trees located to the east of a derelict building, close to the site's eastern boundary. The group is characterised by tall slender Silver birch trees established from lower vegetation. The group is likely self-seeded. Fair condition throughout, some Goat willow trees have collapsed and failed. These are located towards the eastern extent of the group adjacent to the fenced-off yard area. Overall, site level value only, low arboricultural quality.	Remove to facilitate Proposed Development	C2		See Associated Plans
G11	Common alder, Silver birch, Common hawthorn, English holly, Wild cherry, Goat willow, Crack willow, Elder, Rowan		Ave 15	Min 75 - Max 500	See Associated Plans				2	Mat	Fair	Fair	A narrow shelter belt group of trees located along the site's south eastern boundary. Woodland characteristics, over and understory present. A mix of species. Overall condition is fair, the occasional Goat willow specimen has failed. Future growth should be expected from all individuals. Provides landscape value.	No work recommended at time of survey.	B2		See Associated Plans
G12	Silver birch, Butterfly bush species, Pedunculate oak, Goat willow		Ave 10	Ave 110	See Associated Plans				3	Young	Fair	Fair	A continuation of G10. Small clusters of young trees likely self-seeded. Fair condition overall. Site level value, hidden from wider view. Low arboricultural quality.	Remove to facilitate Proposed Development	C2		See Associated Plans
G13	Butterfly bush species, Goat willow		Min 4 - Max 8	Min 25 - Max 75	See Associated Plans				0	Young	Fair	Fair	A group of insignificant scrub trees growing in land between derelict buildings. Low arboricultural quality, easily replaced.	Remove to facilitate Proposed Development	C2		See Associated Plans
G14	Sycamore, Silver birch, Butterfly bush species, Wild cherry		Ave 8	Min 25 - Max 140	See Associated Plans				0	Young	Fair	Fair	A group of insignificant scrub trees located adjacent to a derelict building centrally on site. Very dense group with slender trees establishing from ground level vegetation. Detailed assessment restricted, attributes estimated. Low arboricultural quality, easily replaced.	Remove to facilitate Proposed Development	C2		See Associated Plans



BS5837:2012 TREE SCHEDULE

SURVEY DATE: 20 & 28 Novemeber 2024

CLIENT: Keepmoat Homes Ltd

SITE: Land at Crabtree Lane, Manchester

REFERENCE: 1891-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G15	Sycamore, Silver birch, Butterfly bush species, Goat willow		Ave 10	Min 75 - Max 280	See Associated Plans				2	S/Mat	Fair	Fair	A group of semi-mature trees located towards the southeastern boundary of site. The group is characterised by principal scrub trees established from ground-level vegetation. Detailed assessment restricted, attributes estimated. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G16	Norway maple, Sycamore, Common hawthorn, Goat willow		Min 9 - Max 13	Min 140 - Max 350	See Associated Plans				1	E/Mat	Fair	Fair	A small group of trees which straddle the adjacent school boundary. Scrubby in nature. Multi-stemmed Willow dominates the group. The occasional tree has failed at ground level. Provides a degree of landscape value, low arboricultural quality.	Part - removal to facilitate Proposed Development	C2	See Associated Plans	
G17	Sycamore, Silver birch, Butterfly bush species, Leyland cypress, Common ash, Goat willow, Elder		Ave 14	Min 75 - Max 350	See Associated Plans				3	S/Mat	Fair	Fair	A large dense block of trees forming a small woodland. A mix of species, under and overstory present. All trees are slender and spindly in nature. A few trees have failed at ground level. The group provides screening for residential housing to the south. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G18	Sycamore, Silver birch, Butterfly bush species, Goat willow		Ave 12	Ave 125	See Associated Plans				1	Young	Fair	Fair	Scrub group of trees located in the southwestern corner of site. Likely all self-seeded, growing on rubble. Fair condition throughout. Significant future growth can be expected. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G19	Sycamore, Silver birch, Butterfly bush species, Wild cherry, Goat willow		Min 5 - Max 13	Min 50 - Max 200	See Associated Plans				1	Young	Fair	Fair	Two blocks of scrub trees establishing adjacent to existing buildings. Established above ground level bramble and dense Buddleia. Young trees with the occasional semi-mature specimen, likely all self-seeded. Detailed assessment restricted, attributes estimated. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	



BS5837:2012 TREE SCHEDULE

SURVEY DATE: 20 & 28 November 2024

CLIENT: Keepmoat Homes Ltd

SITE: Land at Crabtree Lane, Manchester

REFERENCE: 1891-TS-V1-A

Tree No.	Common Name	Botanical Name	Height (m)	Stem Dia (mm)	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Phys Con	Struc Con	Additional notes	Preliminary recommendations	BS5837 Retention Category	RPA (m ²)	RPA Radius (m)
					N	E	S	W									
G20	Sycamore, Silver birch, Butterfly bush species, Wild cherry, Elder		Min 7 - Max 14	Min 75 - Max 220	See Associated Plans				1.8	S/Mat	Fair	Fair	A broken group of trees located directly adjacent to a dilapidated factory building. Likely all self-seeded. Due to their position future contribution is very limited. Low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G21	Norway maple, Butterfly bush species, Wild cherry		Min 5 - Max 10	Min 50 - Max 248	See Associated Plans				1	Young	Fair	Fair	Small contained boundary group, located to the north of the access gate on the western boundary. Young trees in fair condition. A larger specimen of Norway maple is beginning to establish above the average group height. Overall low arboricultural quality.	Remove to facilitate Proposed Development	C2	See Associated Plans	
G22	Norway maple, Sycamore, Silver birch		Ave 14	Min 280 - Max 320	See Associated Plans				2	E/Mat	Fair	Poor	A small group of three trees located adjacent to the western site boundary. Poor condition, all trees have the symptoms of fire damage. Bark tissue has been removed and stripped to a height of 3metres on the sycamore and Norway maple. The trees are likely compromised with only limited future contribution.	Remove to facilitate Proposed Development	U	See Associated Plans	

Appendix 2 – Plans



KEY.

Trees / Groups

Canopy Spread

Tree Stem

Root Protection Area

A Category Tree

(High quality / retention value)

B Category Tree

(Moderate quality / retention value)

C Category Tree

(Low quality / retention value)

U Category Tree

(No remaining retention value)

Hedgerows

(Not assigned BS5837:2012 category)

Red Line Site Boundary

Additional area of trees identified as BNG

Offsetting potential

NOTES:
Tree locations are estimated from measurements on site. No
topographical survey available at the time of tree survey.

Rev A	Issue to client	29.11.2024
Rev	Description	Date

PROJECT Crabtree Lane, Manchester	
TITLE Tree Constraints Plan	
DRAWING REF 1891-TCP-001-A	DRAWING NO 001
SCALE 1:500 @ A1	REVISION Rev A



KEY.

Trees / Groups

- Canopy Spread
- Tree Stem
- Root Protection Area

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

Hedgerows
(Not assigned BS5837:2012 category)

ARBORICULTURAL IMPACT

Tree / Group to be REMOVED

Group to be PART-REMOVED

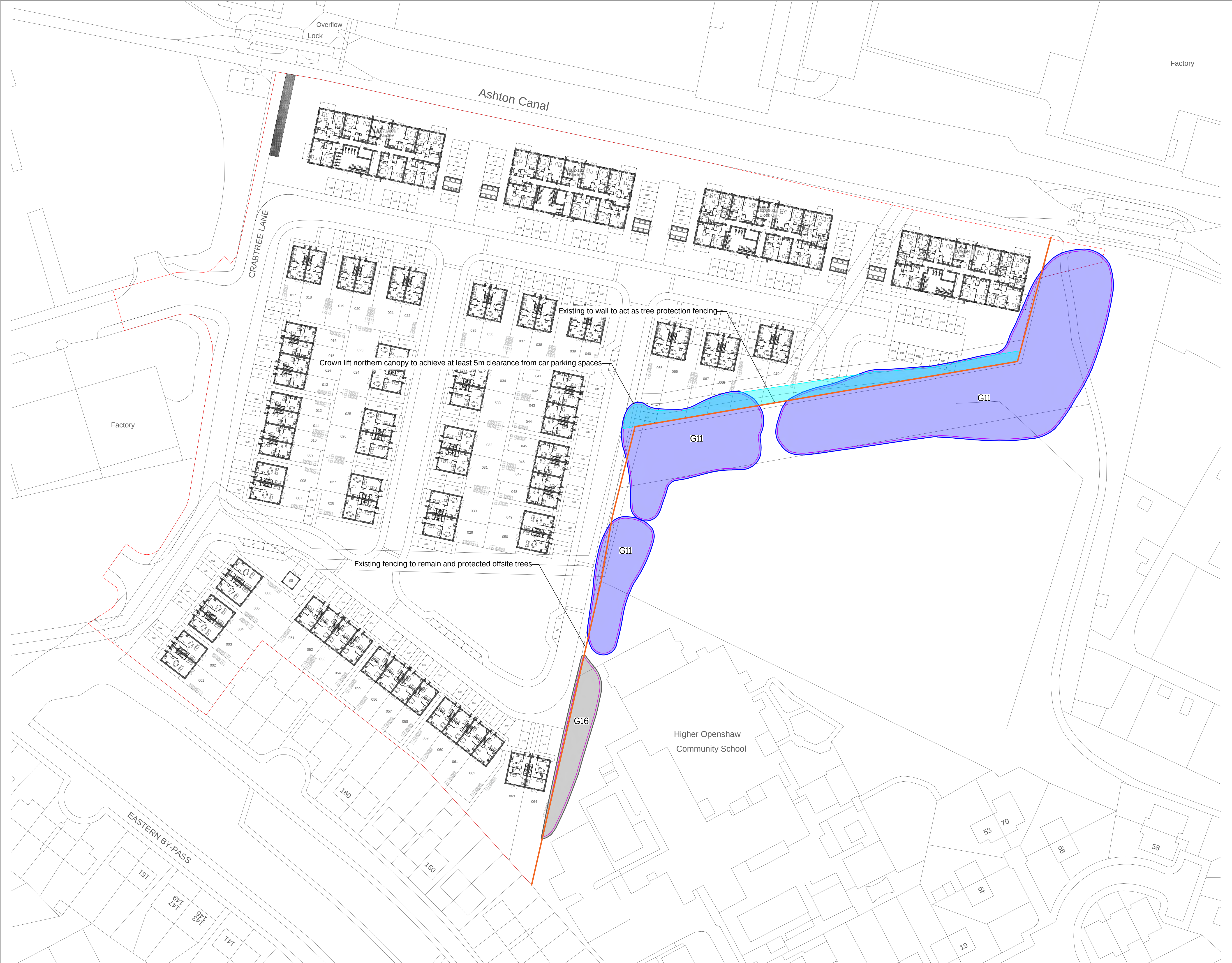
Existing Hard Surfacing within RPA



Rev B	Updated layout plan	04.04.2025
Rev A	Issue to client	07.02.2025
Rev	Description	Date



PROJECT Crabtree Lane, Manchester	
TITLE Arboricultural Impact Plan	
DRAWING REF 1891-AIP-002-B	DRAWING NO 002
SCALE 1:500 @ A1	REVISION Rev B



KEY:

Trees / Groups

Canopy Spread

Tree Stem

Root Protection Area

A Category Tree

(High quality / retention value)

B Category Tree

(Moderate quality / retention value)

C Category Tree

(Low quality / retention value)

U Category Tree

(No remaining retention value)

Hedgerows

(Not assigned BS5837:2012 category)

TREE PROTECTION

Existing boundary fencing to act as Tree Protection

Supervised work in area of existing RPA incursion



Rev B	Updated layout plan	04.04.2025
Rev A	Issue to client	07.02.2025
Rev	Description	Date



PROJECT Crabtree Lane, Manchester	
TITLE Tree Protection Plan	
DRAWING REF 1891-TPP-003-B	DRAWING NO 003
SCALE 1:500 @ A1	REVISION Rev B