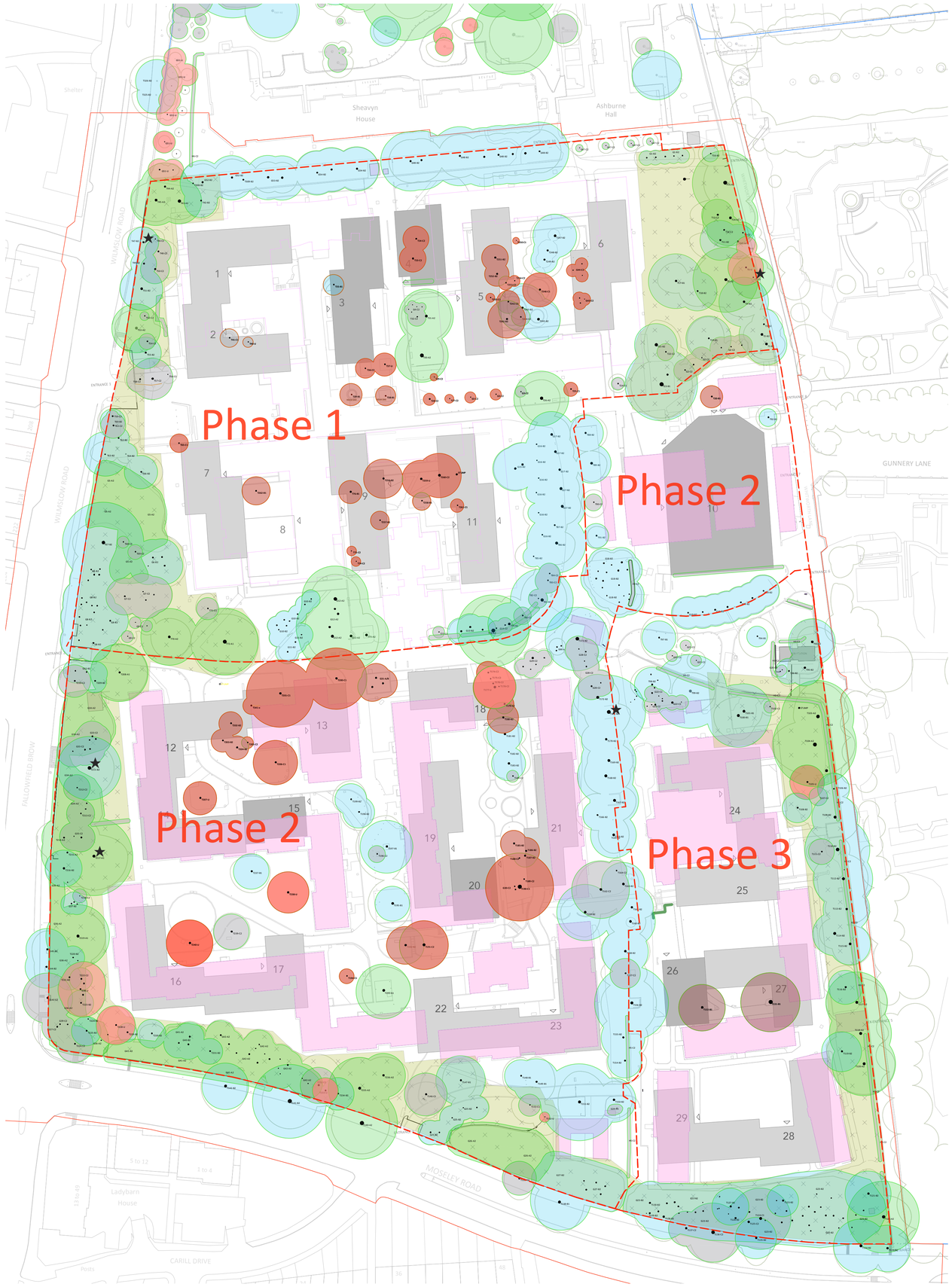


PHASE 1 (41 trees)

BNG Sizes
28 small
13 medium

Tree No.	Species	Dbh (mm)	Height (m)	Age	N	E	S	W	Crown clearance	Condition rating	Observations & comments	Preliminary recommendations	Estimated remaining contribution	Tree quality category rating	Root Protection Area (m2)	Circle Radius (m)	Radius Squared (m2)	Length of Sides Of Square (m)	Landscape Projects' Commentary	Size for BNG Classification
T25	Bird Cherry	190	6	EM	3	3	3	3	1.8	A/B	An individual specimen located within grass verge area with good form. Mower/strimmer damage present. Memorial tree.	n/a	10+	C1	16.33	2.28	5.20	4.04	Tree removed to construct vehicular turning head. Memorial tree - REPLACE	S
G3	Group - 3 Mulberry	150	5	SM	2	2	2	2	1.5	A	A young well spaced linear group within grass verge.	n/a	10+	C2	10.18	1.80	3.24	3.19	Tree removed - in order to install Concourse CAN THESE BE MOVED?	S x 2
T27	Crab Apple	120	3	SM	2	2.5	2.5	3	1.5	B	A young tree still on the stake within grass verge. Mower/strimmer damage present. Memorial tree.	n/a	10+	C2	6.51	1.44	2.07	2.55	Tree removed - in order to install Concourse. Memorial tree REPLACE	S
T28	Lawson Cypress	160	4	SM	2	2	2	2	0	B	A young Conifer in shrub bed, poor structural form.	n/a	10+	C2	11.58	1.92	3.69	3.40	Tree removed - in order to install Concourse	S
T29	Weeping Cherry	100	2.5	SM	2	2	2	2	1	B/C	A young tree in raised shrub planter. Low vigour.	n/a	10+	C2	4.52	1.20	1.44	2.13	Tree removed - in order to install Concourse	S
T33	Holly	360	7	EM	4	4	4	4	1.8	B	A co-dominant specimen within shrub area with good form. Slightly sparse crown, low vigour.	n/a	10+	C2	58.63	4.32	18.66	7.66	Trees to be removed - within footprint of Block 4.	M
T34	Holly	350	5	EM	3	3	3	3	1.8	B	A co-dominant specimen within shrub area with reasonable form. Slightly sparse crown, low vigour.	n/a	10+	C2	55.42	4.20	17.64	7.44		M
T35	Silver Maple	280	8	EM	4	4	5	5	2.5	A/B	An individual specimen located within raised planting area with good form.	n/a	20+	B1	35.47	3.36	11.29	5.96	**TREE ALREADY REMOVED FOR PHASE 1 DEMOLITION WORKS**	S
T36	Sycamore	270	7	EM	4	4	6	4	4	B/C	A poor specimen, which was in a planting pit but a raised bed has been placed around it. A tube has been inserted to protected the stem. Previous decline in the top but has gained some vigour.	n/a	10+	C2	32.98	3.24	10.50	5.74	Tree removed - within 2m of Block 3	S
T37	Norway Maple	310	8	EM	3	3	4	3	4	C	A poor specimen, which was in a planting pit but a raised bed has been placed around it. A tube has been inserted to protected the stem. Exhibits low vigour and a declining crown.	**Remove significant deadwood.**	5-10	U	43.47	3.72	13.84	6.59	Tree removed in order to construct Block 3. Tree within 2m of building façade.	M
T38	Sweet Gum	270	8	EM	4	4	5	4	3	A	An individual specimen located within raised planting area with good form and vigour. Memorial tree.	n/a	20+	B1	32.98	3.24	10.50	5.74	Tree removed to construct the Concourse. Memorial Tree - COULD THIS BE MOVED?	S
T39	Holm Oak	300	7	SM	4	4	5	4	1.8	B	An individual specimen located within raised planting area with good form. Slight dieback in top.	n/a	20+	B1	40.72	3.60	12.96	6.38	Tree removed to construct the Concourse.	S
T40	Cherry	140	4	SM	1	3	3	2	1.8	C	An individual specimen located within raised planting area with poor form and low vigour.	n/a	5-10	U	8.87	1.68	2.82	2.98	**TREE ALREADY REMOVED FOR PHASE 1 DEMOLITION WORKS**	S
T41	Cherry	250	8	EM	3	4	5	4	1.8	B	A vigorous specimen located within raised planting area with reasonable form.	n/a	10+	C1	28.27	3.00	9.00	5.32	**TREE ALREADY REMOVED FOR PHASE 1 DEMOLITION WORKS**	S
T65	Yew	140	6.5	SM	3	3	3	3	1	A/B	A mine should be a specimen close to building.	n/a	10+	C1	8.87	1.68	2.82	2.98	Tree removed - within footprint of Block 7.	S
T74	Larch	130	6	SM	3	4	4	3	1.8	A	A young tree within shrub area with reasonable form.	n/a	10+	C2	7.65	1.56	2.43	2.77	Tree removed - levels being lifted approx. 700mm around Block 9	S
T75	Cherry	120	2	SM	2	3	2.5	2	0	A	A young tree within shrub area with good form. Acacia-variety.	n/a	10+	C2	7.65	1.56	2.43	2.77	Tree removed - levels being lifted approx. 700mm around Block 9	S
T76	Norway Maple (Purple)	310	9	EM	5	5	5	4	3	A/B	A young tree within shrub area with reasonable form.	n/a	20+	B1	43.47	3.72	13.84	6.59	Tree removed - within footprint of Block 9	M
T241	Robinia	510	17	M	5	3	8	9	7	B	A co-dominant specimen located within raised planting area exhibiting major asymmetry and minor deadwood present.	n/a	20+	B2	117.67	6.12	37.45	10.85	Tree removed - within L 5m of proposed façade of Block 5.	M
T242	Lawson Cypress	310	12	EM	2	2	2	3	3	B	A poor specimen located within raised planting area. Forked at 8m.	n/a	10+	C2	43.47	3.72	13.84	6.59	Trees removed to construct Block 5. Planter to be levelled.	M
T246	Oak	460	9	EM	8	8	7	7	3	C	An individual specimen located within raised planting area exhibiting poor form with a large callused cavity in one of the main scaffold limbs. Previous rip out in top. Deadwood present.	**Consider removal and replacement.**	10+	C1	95.73	5.52	30.47	9.78	Trees removed in order to construct fire vehicle access route to Block 6.	M
G43	Group – 3 Birch	170	<9	SM	3	3	3	3	2	B	Young co-dominant stems located within raised planting area. Reasonable overall form but low vigour.	n/a	10+	C2	13.07	2.04	4.16	3.62	Trees removed - within footprint of Block 6.	S x 3
G44	Group – 3 Willow Leaved Pear	170	4	EM	3	3	3	3	2	B	A young co-dominant group located within grass area.	n/a	10+	C2	13.07	2.04	4.16	3.62	Trees removed - within footprint of Block 6.	S x 3
T250	Rowan	90	4	Y	2	2	2	2	2	B	A young tree located within grass area with reasonable form. Low vigour.	n/a	10+	C1	3.66	1.08	1.17	1.91	Tree removed - within L 5m of proposed façade of Block 5..	S
T251	Pine	360	8	EM	4	5	3	4	2	B	A young co-dominant tree within group. Good vigour.	n/a	20+	B2	58.63	4.32	18.66	7.66	Tree removed - within footprint of Block 5.	M
T252	Pine	330	8	EM	3	3	3	4	2	B	A young co-dominant tree within group. Good vigour.	n/a	20+	B2	49.27	3.96	15.68	7.02		M
T253	Pine	190	7	EM	2	3	2.5	3	2	B	A young tree within group. A suppressed specimen on the edge.	n/a	10+	C2	16.33	2.28	5.20	4.04	Trees removed - within 1m of facade of Block 5.	S
T254	Rowan	150	6	SM	4	2	3	3	4	B/C	A young tree within grass area. Previous stem and basal damage present, low vigour.	n/a	10+	C2	10.18	1.80	3.24	3.19		S
T255	Tibetan Cherry	120	4	SM	2	2	3	3	2	A/B	A young tree within cobbled platter. Memorial tree. Root disturbance to cobbles.	**Consider removing cobbles and mulch area.**	10+	C1	6.51	1.44	2.07	2.55	Trees removed - within footprint of Block 5. Memorial tree MOVE?	S
T256	Robinia	530	12	M	5	7	7	7	3	B	A previously pollarded specimen within shrub area. Good re-growth.	n/a	20+	B2	127.08	6.36	40.45	11.27	Trees removed in order to construct Block 10.	M
T257	Birch	250	11	EM	3	4	3	4	2	B	A young tree within shrub area with reasonable form.	n/a	20+	B1	28.27	3.00	9.00	5.32		S
T258	Upright Cherry	250	8	EM	3	3	3	3	2	A	A young tree within shrub area with good form.	n/a	20+	B1	28.27	3.00	9.00	5.32		S
T259	Robinia	510	6	OM	3	2	4	4	3	C	A previously pollarded specimen of 3m within shrub area now in decline with poor re-growth and stem decay present. Profuse suckering around base.	**Fell, grind stump and replace.**	0-5	U	117.67	6.12	37.45	10.85	Trees removed in order to construct Block 10.	M
T260	Robinia	600	12	M	5	5	5	5	4	C	A co-dominant specimen within shrub area with poor form. Significant crown decline and major deadwood present. Profuse suckering around base.	**Remove significant deadwood.**	10+	C2	162.86	7.20	51.84	12.76	Trees removed in order to construct Block 10.	M
T261	Birch	180	7	SM	3	2	3	3	1.8	B	A young tree within shrub area with reasonable form.	n/a	10+	C1	14.66	2.16	4.67	3.83	Trees removed in order to construct Block 10.	S
T262	Gleditsia	380	10	EM	6	9	9	9	1.5	A/B	A n individual specimen within grass area close to building, resulting in one sided form. Good vigour. Memorial tree.	n/a	20+	B1	65.33	4.56	20.79	8.08	Tree removed in order to construct Block 7. Memorial tree - REPLACE	M

PHASE 2 (33 trees)

BNG Class
12 small
16 medium
3 large
2 very large

Tree No.	Species	Dbh (mm)	Height (m)	Age	N	E	S	W	Crown clearance	Condition rating	Observations & comments	Preliminary recommendations	Estimated remaining contribution	Tree quality category rating	Root Protection Area (m2)	Circle Radius (m)	Radius Squared (m2)	Length of Sides Of Square (m)	Landscape Projects' Commentary	Size for BNG Classification
T20	Lime	300	8	EM	4	4	4	4	2	A/B	A young individual specimen located within shrub area. Close to building.	n/a	20+	B1	40.72	3.60	12.96	6.38	Tree removed to construct E-W access route.	S
G31	Group - 3 Lime	390	<16	EM	6	6	6	6	3	A/B	A close co-dominant group located within raised brick planter approximately 1.2m from ground level. Landscape fabric at base. High crowns form previous pruning with several stem shoots present. Good vigour.	n/a	20+	B2	68.81	4.68	21.9	8.3	Trees removed in order to construct Block 18. Trees approx 1.1m above proposed ground level.	M x 3
T174	Cherry	310	8	EM	5	4	3	6	1.8	B	A minor specimen located within raised shrub bank with one sided form.	n/a	10+	C2	43.47	3.72	13.84	6.59	Tree removed to construct Block 18. RPA sits mainly outside building footprint but levels in this area being dropped by approx 300mm.	M
T175	Lawson Cypress	140	4	SM	2	2	2	2	1.2	B	A minor understorey specimen with poor form.	n/a	10+	C2	8.87	1.68	2.82	2.98	Tree removed to construct Block 18.Tree sits 1m from building footprint and levels in this area being dropped by approx 300mm.	S
T176	Holly	300	7	SM	3	3	3	3	1.8	B	A minor twin-stemmed specimen located within raised shrub bank.	n/a	10+	C2	40.72	3.60	12.96	6.38	Trees removed to construct Block 18.	S
T177	Ash	580	17	M	5	7	8	8	6	B	A large specimen located within raised shrub bank, previously reduced. Crown in decline due to Ash Dieback.	**Fell to ground level.**	5-10	U	152.18	6.96	48.44	12.34	Trees removed to construct Block 18.	M
T178	Lawson Cypress	160	5	SM	2	2	2	2	1.2	B	A minor understorey specimen with poor form.	n/a	10+	C2	11.58	1.92	3.69	3.40	Trees removed to construct Block 18.	S
T179	Alder	250	8	EM	3	6	3	0	3	C	A leaning stem located within raised shrub bank with low potential. Previously topped.	n/a	10+	C2	28.27	3.00	9.00	5.32		S
T180	Sycamore	420	12	EM	5	7	6	7	5	B	A co-dominant specimen located within raised shrub bank with reasonable form.	n/a	20+	B2	79.80	5.04	25.40	8.93	Trees removed to construct Block 18.	M
T181	Sycamore	360	12	EM	7	7	6	6	3	B	A slightly suppressed specimen located within shrub area.	n/a	20+	B2	58.63	4.32	18.66	7.66	Trees removed in order to construct Block 21. Tree L 5m from facade	M
T186	Robinia	370	14	EM	6	2	2	2	6	B	A co-dominant specimen with a high crown and reasonable vigour.	n/a	20+	B2	61.93	4.44	19.71	7.87	Trees removed in order to construct Block 21. Trees within footprint of proposed building	M
T187	Robinia	320	14	EM	4	6	4	6	6	B	A co-dominant specimen with a high crown and reasonable vigour.	n/a	20+	B2	46.32	3.84	14.75	6.81		M
T188	Field Maple	180	6	SM	3	2	3	4	2	B	A young suppressed specimen within shrub area.	n/a	10+	C2	14.66	2.16	4.67	3.83	Trees removed in order to construct Block 21. Trees within footprint of proposed building	S
T189	Field Maple	160	6	SM	3	3	3	4	2	B	A young suppressed specimen within shrub area.	n/a	10+	C2	11.58	1.92	3.69	3.40	Trees removed in order to construct Block 21. Tree within 1m of façade.	S
T190	Ash	920	19	M	7	8	9	9	9	B	A large dominant specimen located within shrub area with good form. Minor signs of Ash Dieback.	n/a	10+	C1	382.90	11.04	121.88	19.57	Trees removed in order to construct N-S pedestrian route and Block 21. Tree within 3m of building façade.	VL
G30	Group - 2 Lawson Cypress	180	5	SM	2	2	2	2	1.5	B	A minor group of understorey screen planting.	n/a	10+	C2	14.66	2.16	4.67	3.83	Trees removed in order to construct Block 21.	S x 2
T191	Sugar Maple	660	12	M	6	8	9	5	3	B/C	A co-dominant specimen located within grass bank with reasonable form. Low vigour, decline in upper crown.	**Remove significant deadwood.**	10+	C1	197.06	7.92	62.73	14.04	Trees removed in order to construct fire vehicle access route to Block 22/23.	L
T192	Whitebeam	510	10	M	5	2	5	5	3	B	A co-dominant specimen located within grass bank with good form. High crown and stem wounds from pruning.	n/a	20+	B2	117.67	6.12	37.45	10.85	Trees removed in order to construct fire vehicle access route to Block 22/23.	M
T194	Paper Birch	200	9	EM	3	3	4	4	2	B	A young specimen within grass area with reasonable form. Some basal damage present. Poor fork at 2.5m.	n/a	10+	C1	18.10	2.40	5.76	4.25	Tree proposed to be removed to facilitate the N-S route Oak Walk.. WE COULD POSSIBLY AMEND ROAD LAYOUT TO SAVE THIS TREE?	S
T200	Horse Chestnut	830	14	M	5	7	9	7	6	B/C	An individual specimen located in raised planting area with stem lean toward building. Bleeding Canker present on stem. High crown due to proximity to building.	n/a	10+	C1	311.65	9.96	99.20	17.65	Trees to be removed in order to construct Block 13. Tree sits within building footprint	L
T201	Oak	910	10	OM	7	8	8	7	6	C	An old specimen located within grass area next to building. This tree has severe stem decay present with evidence of previous pruning to remove hazard limbs and deadwood. Low vigour, declining crown.	**Remove significant deadwood.**	10+	C1	374.62	10.92	119.25	19.36	Trees to be removed in order to construct Block 13. Tree sits within 1m building footprint, levels being dropped by 700mm in this area.	VL
T202	Lime	320	11	EM	5	5	4	5	2	A/B	A co-dominant specimen located within grass area with reasonable form.	n/a	20+	B2	46.32	3.84	14.75	6.81		M
T203	Lime	310	11	EM	5	4	4	5	2	A/B	A co-dominant specimen located within grass area with reasonable form.	n/a	20+	B2	43.47	3.72	13.84	6.59		M
T204	Lime	320	11	EM	5	6	5	4	2	A/B	A co-dominant specimen located within grass area with reasonable form.	n/a	20+	B2	46.32	3.84	14.75	6.81		M
T205	Holly	160	5	SM	2	2	2	2	1	B	A minor specimen adjacent to building. Forked at base.	n/a	10+	C2	11.58	1.92	3.69	3.40	Trees to be removed to facilitate construction of Block 12.	S
T206	Lime	600	9	EM	5	6	6	6	2	B/C	A multi-stemmed specimen with poor structural form located in shrub area close to building.	n/a	10+	C1	162.86	7.20	51.84	12.76	Tree removed to construct access route to Block 13, levels in this area being dropped by approx 300mm.	M
T207	Sycamore	450	11	EM	5	6	4	6	5	C	An individual specimen located within grass bank in decline with severe bacal decay.	**Fell and grind out stump.**	5-10	U	91.61	5.40	29.16	9.57	Tree removed on advice of Arboriculturist. Tree sits close to entrance to Block 14 and deemed unsafe for this location.	M
T238	Pear	560	10	OM	6	5	3	6	3	2	An individual specimen located within grass area with reasonable form but has severe stem decay hollowing out at base and within the buttress area. Previous reports of a fungal fruiting body at base. Possibly Honey Fungus.	**Fell to ground level and grind stump.**	5-10	U	141.87	6.72	45.16	11.91	**TREE ALREADY REMOVED ON ADVICE OF ARBORIST**	M
T240	Ash	630	15	M	7	7	7	6	6	C	An individual specimen located within tarmac area close to building. Previous removal of lower branches. Crown touching building. Significant dieback within crown due to disease.	**Fell to ground level and grind stump.**	5-10	U	179.55	7.56	57.15	13.40	Tree removed on advice of Arboriculturist. Tree sits close to entrance to Block 16 and deemed unsafe for this location.	L
T341	Holly										MISSING FROM TOPO/ARB SURVEY. DETAILS TO BE ADDED								Trees to be removed in order to construct Block 13. Tree sits within 1m building footprint.	S

PHASE 3 (2 trees)

BNG Class
2 large

Tree No.	Species	Dbh (mm)	Height (m)	Age	N	E	S	W	Crown clearance	Condition rating	Observations & comments	Preliminary recommendations	Estimated remaining contribution	Tree quality category rating	Root Protection Area (m2)	Circle Radius (m)	Radius Squared (m2)	Length of Sides Of Square (m)	Landscape Projects' Commentary	Size for BNG Classification
T131	Lime	800	17	M	8	7	8	8	6	B	An individual specimen located within grass area adjacent to building with reasonable form. Minor deadwood present. Previously pruned form building.	n/a	20+	B1	289.53	9.60	92.16	17.02	Trees to be removed to facilitate construction of Block 27.	L
T132	Lime	630	18	M	7	8	7	6	6	B	An individual specimen located within grass area adjacent to building with reasonable form. Minor deadwood present. Previously pruned form building.	n/a	20+	B1	179.55	7.56	57.15	13.40		L

Key

Construction phase boundaries.

Tree protective fencing to BS 5837.
Perimeter woodland zone to be protected with tree protection fencing with general management being undertaken throughout contract period.
Layout of protective fencing shown indicative based on existing paths and hardstanding/extent of RPAs.
Layout to be reviewed in line with demolition and construction phases of both buildings and external works.

Existing fencing used as tree protection fencing
Existing site hoarding used as tree protection fencing
Proposed site hoarding

Footprint of existing buildings to be demolished.

Footprint of buildings demolished/in the process of being demolished

Footprint of proposed buildings.

★ Trees with bat roost potential as identified in the *Ecological Constraints and Opportunities Report* by Buro Happold (Feb 2023)

Root Protection Areas of individual trees to be retained - a total of 446 trees

Category A

Category B

Category C & Category U

Tree Exclusion Zone. Temporary interventions, if required, should not compromise health of existing trees within zone.

Removals. See table below

Trees already removed during Phase 1a demolition works - 3 no.

Tree already removed for health reasons on Arborist advice - 1 no.

Trees proposed to be removed - 72
TOTAL OF 76 TREES REMOVED

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(1) Do not scale from this drawing - use written dimensions only. (2) All dimensions are in millimeters unless noted. (3) All dimensions shall be verified on site before proceeding with the work. (4) Contractor to report and discreancies or errors before proceeding on site. (5)Landscape Projects shall be notified of any discrepancies. (6) Engineer to specify all sub-bases. Any below ground construction is indicative.

Drawing to be read in conjunction with the *Preliminary Tree Report* by Murray Tree Consultancy (July 2023)

REV P5	RD	2025-02-17	Tree loss table updated
REV P4	RD	2025-02-05	Phase boundaries updated
REV P3	RD	2025-01-28	T146 & 1 tree of G3 retained. B11 updated.
REV P2	RD	2025-01-13	Phasing boundaries updated. Tree removal numbers updated
REV P1	RD	2024-11-26	First Issue

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JOB TITLE UoM Residences DBFO

CLIENT University of Manchester

TITLE Tree Removals & Protection

SCALE 1:750 @ A1 DATE 2024-11-25

STATUS S3 PURPOSE For Planning

DRAWN RCD CHECKED NS

REFERENCE UMRF-LAP-XX-00-DR-L-00003 REV P5