UoM DBFO

Arboricultural Impact Assessment and Method Statement - February 2025

UMRF-LAP-XX-00-RP-L-30001-P5

Landscape Architecture & Design

landscapeprojects

31 Blackfriars Road Salford Manchester M3 7AQ
PHONE: 0161 839 8336 FAX: 0161 839 7155
EMAIL: post@landscapeprojects.co.uk

Revisions

Issue	Status	Date	Revision
P1	Draft for review	2025-02-11	First draft
P2	Final draft	2025-02-11	Updated with comments from Deloitte
P3	For UoM approval	2025-02-12	Further updates from Deloitte
P4	For Planning	2025-02-19	Landscape plans updated
P5	For Planning	2025-03-17	Additional information added with regards to trenchless excavation. Pages 10, 17.

This report has been prepared by Landscape Projects in accordance with the Landscape Institute's Code of Professional conduct and has been prepared with all reasonable skill, care and diligence within the terms of the Contract with the Client.

Landscape Projects disclaims any responsibility to the Client and others in respect of any matters outside the scope of this document. This report has been prepared for the exclusive use of the Client and Landscape Projects accepts no responsibility to third parties to whom this report, or any part thereof, may be made known unless formally agreed by Landscape Projects beforehand. Any such party relies on the report at their own risk.

Any advice, opinion or findings stated in this report are based on circumstances and facts as they existed at the time and should be read and relied upon only in the context of this document as a whole. They do not, in any way, purport to include any manner of legal advice or opinion and if this is required, the advice of a qualified legal professional should be secured.

Contents

1. Introduction
2. Existing Site
3. Policies and Designations
4. Landscape Proposals
5. Aboricultural Impact
6. Compensation

Appendix 1 *Preliminary Tree Report,* Murray Tree Consultancy July 2023
Appendix 2 *Tree Removals Plan UMRF-LAP-XX-00-DR-L-00003*, Landscape Projects
Appendix 3 *Notes on apparent changes in numbers of tree removals from Outline to Reserved Matters Applications*

1. Introduction

PLANNING BACKGROUND
This document has been prepared by landscape Projects to support the Reserved Matters Planning Application for the re-development of Fallowfield Campus, Manchester, for the University of Manchester.

The development consists of the phased demolition of existing buildings/development of up to 3,300 Purpose Built Student Accommodation bedrooms with associated facilities including waste storage, laundry, cycle storage, drinking establishment, hot food takeaway, staff accommodation plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads.

PRELIMINARY TREE REPORT
Murray Tree Consultancy were commissioned by Graham Construction in July 2023 to provide a Preliminary Tree Report (PTR) in accordance with BS 5837:2012 (*Appendix 1*) to support the Outline Planning Application (Application ref: 138126/OO/2023). This report is included as Appendix 1 to this document.

DESIGN DEVELOPMENT
Landscape Projects are appointed as Landscape Architects to design the public realm of the development in conjunction with Sheppard Robson Architects and Kennedy Redford Engineers.

The tree cover at Fallowfield Campus is an important resource in this area of South Manchester and has been one of the key constraints around which the design development of the new campus masterplan has been developed. The trees have historical, visual, health value as well as being an important element of the city's green infrastructure in relation to biodiversity and sustainability.

In addition to covering the standard topics to be found in an Arboricultural Impact Assessment this document also covers the methodology of the masterplan design and how minimising the impact on the campus' trees had led the design of both the block layout and the public realm.

METHOD STATEMENT
All works will be carried out in line with the recommendations within BS 5837: 2012 and this document describes:

- Site access and construction logistics
- Tree removals and facilitative pruning
- Installation of protective fencing measures
- Excavation methods and foundations
- Installation of new hard surfacing - materials, design constraints and implications for levels;
- Retaining structures and re-grading
- Works proposed within the RPA

SITE MONITORING AND SUPERVISION
The following meetings will be held on site:
- Meeting to clarify the tree protection methodology (Arborist and Project manager and relevant site staff)
- Meeting to clarify tree pruning works to facilitate construction
- Signing off of the pre-commencement tree works as specified in this AIA
- Signing off that the tree protection barriers have been installed to the correct specification in the correct locations

The MCC Tree Officer will have agreed access to the site and will be invited to the above meetings. Any problems are to be reported to the Arborist who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.

Upon completion of each phase of development works the Arborist, the MCC Tree Officer will be invited meet on site to discuss any remedial works required.

Role	Name	Primary Contact	Email	Telephone
Main Contractor - Design Manager	Graham	George Howman	George.Howman@graham.co.uk	07384 439898
Main Contractor - Strategic Project Manager	Graham	Jim Flannery	Jim.Flannery3@graham.co.uk	07350 369152
Arborist - Pre-Construction	Murray Tree Consultancy	Pete Murray	peter@murrytreeconsultancy.co.uk	0161 425 3128
Arborist - Construction	TBC			
Landscape Architect	Landscape Projects	Rachel Devine	rachel@landscapeprojects.co.uk	0161 839 8336
Civil Engineer	Kennedy Redford	Johnny Hunt	j.hunt@kennnedyredford.com	07979 479615

2. Existing Site

2.1 SITE HISTORY

In 1848 the site was agricultural land, comprising a series of tree-lined paddocks, on terrain which gently falls towards Fallowfield Brook located to the south of the site. In the mid-19th century the land was terraced to accommodate housing with extensive gardens and tree planting in the north and south west of the site.

The redevelopment of the entire estate by the University took place in stages in the 1950's (Woolton Hall) and 1960's (Owens Park, The Limes, and Oak House)

The site incorporates many of the trees which were planted in the 19th century as part of the original site development; the trees which formed the site perimeter landscape, and which lined Oak Drive and plot subdivisions, still form an important part of the site infrastructure. Many of the trees date from the time the gardens were laid out to these villas and reflect the property boundaries. The line of trees to the north pre-dates even these site divisions.

EXISTING TREE COVER OVERLAID ONTO 1848 OS MAP



The redevelopment of the site in the 1960s by the University of Manchester led to a more recent overlay of tree structure. It is these trees that have predominantly been affected by the re-organisation of the residential blocks on site.

The prominent mature woodland belts which screen the perimeter contribute to the green setting of Fallowfield, and create an 'inward-looking' site. The woodland belts extend around the grounds of Uttley House, where there are plans to link the garden and arboretum, and the Botanic Garden.

Early work on the masterplan highlighted the importance of maintaining the perimeter bands of trees and protecting them from development and construction operations. The resulting Developable Area Parameter Plan can be seen on the following page. The major tree bands within the centre of the site have also been preserved as far as possible providing a structure within which to site the new development.

EXISTING SITE



2. Existing Site

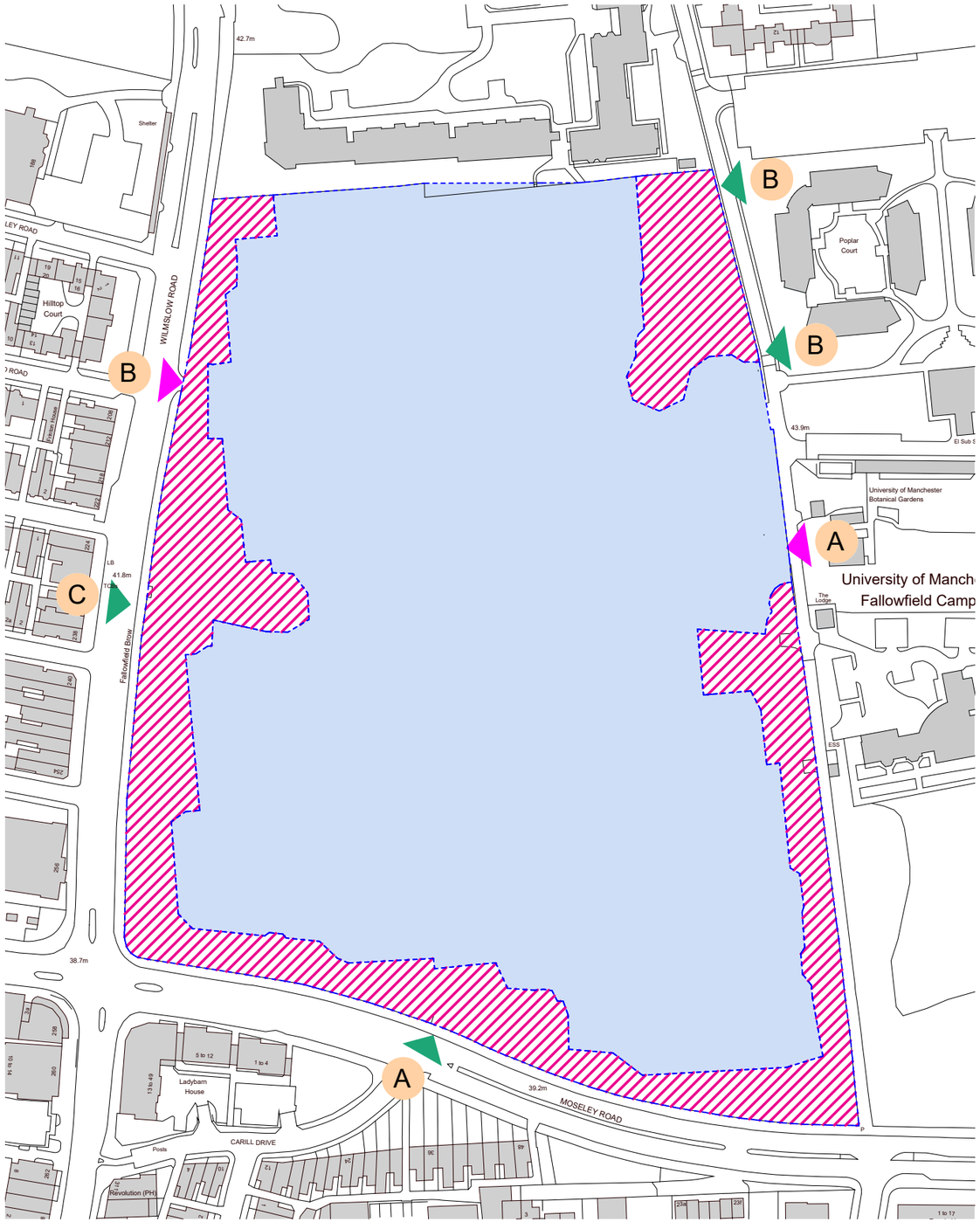
2.2 DEVELOPABLE AREA PARAMETER PLAN

Areas of the campus open to development with protected zones based on the principles of tree protection to the important tree belts on the perimeter of the site.

The project proposals avoid the need to remove any A-category tree (those trees of highest value and usually the most mature trees, as identified by the arborist in the July 2023 tree survey) within the site. And only one of the category A trees is impacted by development with regards to proposed above soil surfacing. See section 5.5 for further details.

No large size category B trees are to be removed.

The parameter plan shown is part of the Conditions of the Outline Planning Permission of the campus.



KEY

Exclusion Zone:
Defined as area with no permanant buildings allowed. Temporary interventions, if required, should not compromise health of existing trees within zone. Access points to be accommodated within exclusion zone in indicated locations, providing existing trees within zone are retained.

Developable Area

Primary Highway Access

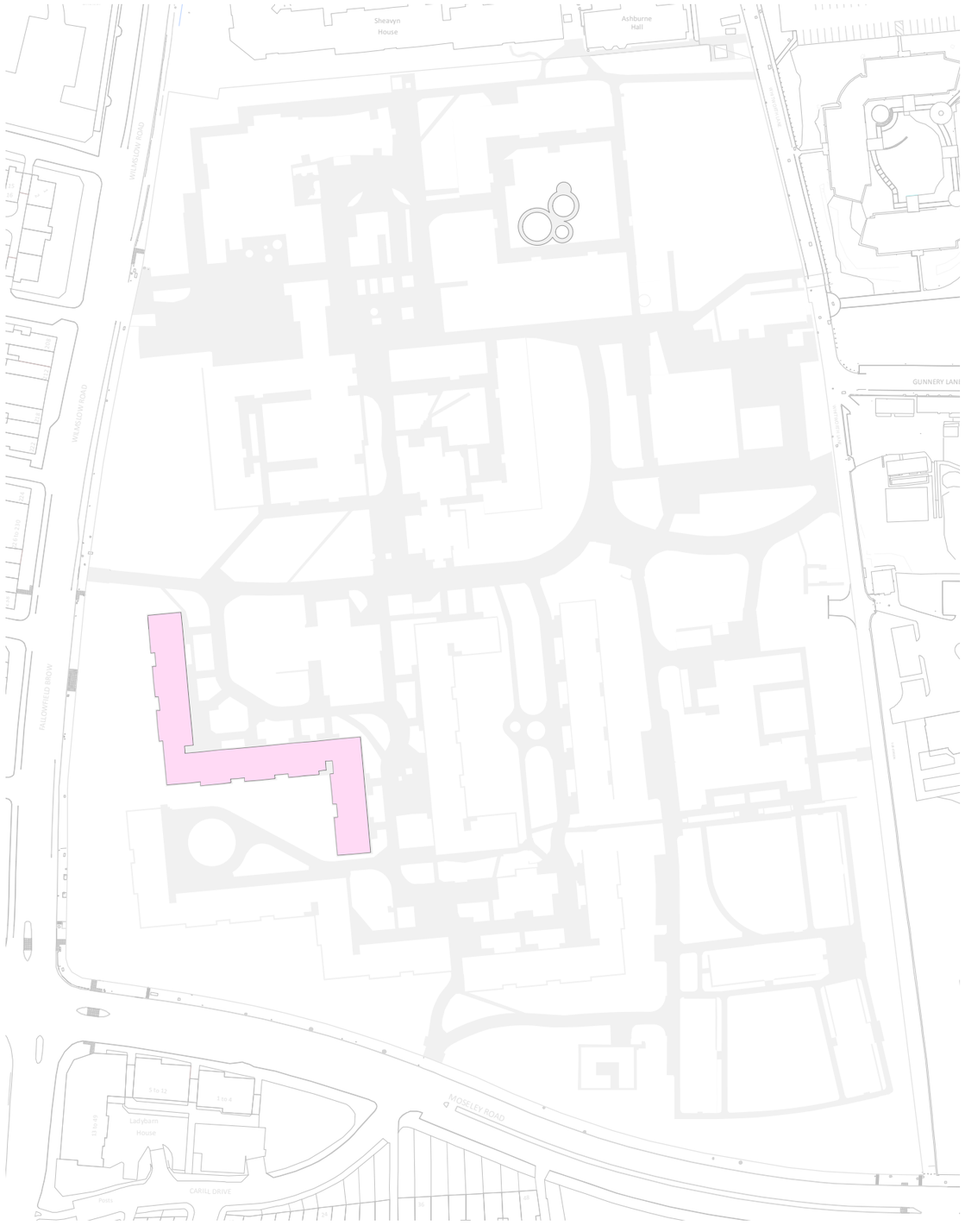
Secondary Highway Access

A — Emergency, Accessible Parking and Service Vehicle Access Only

B — Emergency and Accessible Parking Vehicle Access Only

C — Emergency Vehicle Access Only

Maximum Cumulative Footprint of Buildings:
35%


Sheavyn House
Ashburne Hall
WILMSLOW ROAD
GUNNERY LANE
PALLOWFIELD BROW
MOSELEY ROAD
CARILL DRIVE
Ladybarn House
5 to 12
1 to 4
13 to 69

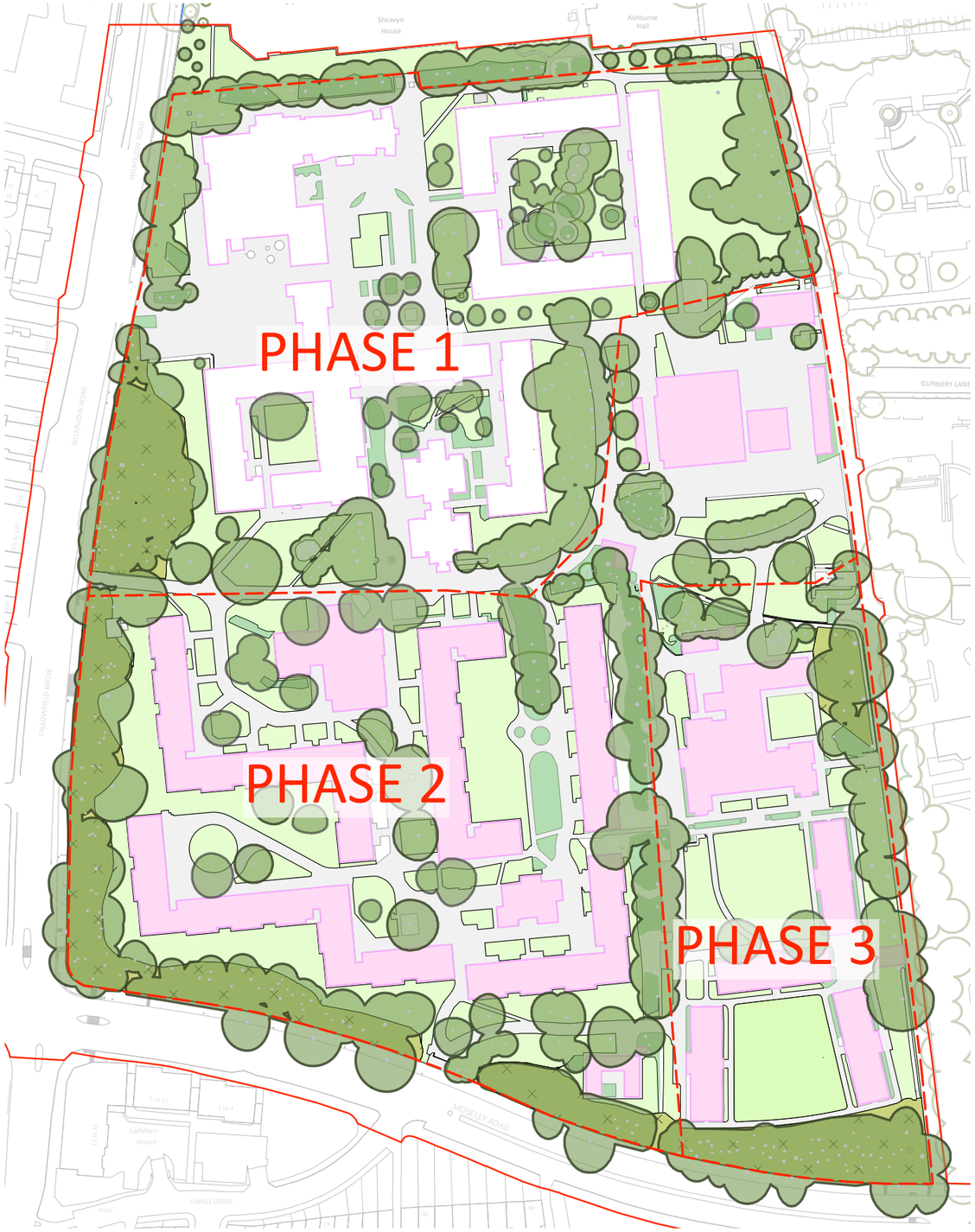
4. Landscape Proposals

4.1 PHASING

The site development has been split into three demolition and construction phases. For further information see the Construction Environmental Management Plan.

Phase 1 demolition is currently underway, other key dates are as follows:

PHASE 1 DEMOLITION	Ongoing - March 2025
PHASE 1 CONSTRUCTION	July 2025 - July 2027
PHASE 2 DEMOLITION	July 2025 - April 2026
PHASE 2 CONSTRUCTION	May 2026 - September 2028
PHASE 3 DEMOLITION	July 2026 - March 2027
PHASE 3 CONSTRUCTION	May 2026 - March 2029



4. Landscape Proposals

4.1 LANDSCAPE GA

The landscape masterplan establishes a green infrastructure framework of woodland belts and tree corridors, which will create a sheltered setting for the buildings and outdoor amenity spaces. The range of outdoor amenity spaces responds to the needs of a student community:

- Places for rest, exercise and tranquillity
- Small intimate spaces in courtyards close to residential block entrances
- Larger gathering spaces

The trees that are to be retained on site are an important part of developing the character of each of these areas, with new tree planting selected to create a distinctive identity and to contribute to placemaking. From a sustainability and climate-resilience perspective, the trees are seen as integrated components which contribute to surface water management, biodiversity improvements and carbon capture.

APPROACH
In order to retain existing trees and maximise biodiversity, the approach to development has been to apply the 'mitigation hierarchy', in which the first consideration is to AVOID any removal of trees and habitats from the existing site; where that is not possible we set out to MITIGATE impacts by making adjustments which prioritise the most valuable trees and habitat. Any losses have then COMPENSATED for by providing replacements on site (section 6.1).

AVOIDANCE
The project proposals avoid the need for any tree removals from the woodland areas around the site perimeter, as required by the parameters set out in the Outline Application,as shown in section 2.2.

The project proposals avoid the need to remove any A-category tree (those trees of highest value and usually the most mature trees, as identified by the arborist in the July 2023 tree survey) within the site.
The project proposals were developed to avoid impacts on these retained trees; furthermore, the proposals set out to avoid impact on all other trees and habitats within the development site, only permitting removal when no other option was available. In order to achieve this, the following principles were applied:

i. where possible, buildings and infrastructure would be located over pre-existing building footprints and hard-standings.
ii. existing roadways would be retained for future access, both during the construction phases, and in operational phases.
iii. make use of construction techniques which minimise potential impacts on tree root zones and canopies, including no-dig areas, and use of off-site fabrication and cranes to minimise the need for extensive construction areas.

MITIGATION
Applying these principles, the proposals were developed through several iterations, which took account of the tree condition and extent of root zone and canopy, as well as the following:

- building orientation and outlook
- ensuring that building frontages and entrances are safe and accessible
- creation of accessible, safe and liveable outdoor spaces
- grouping and spacing buildings to conform to parameters and distance constraints
- construction logistics, crane bases and piling mats
- on-site cut and fill and grading operations, and topsoil storage
- provision of underground services, substations and other infrastructure
- provision of SUDs and other blue infrastructure features



4. Landscape Proposals

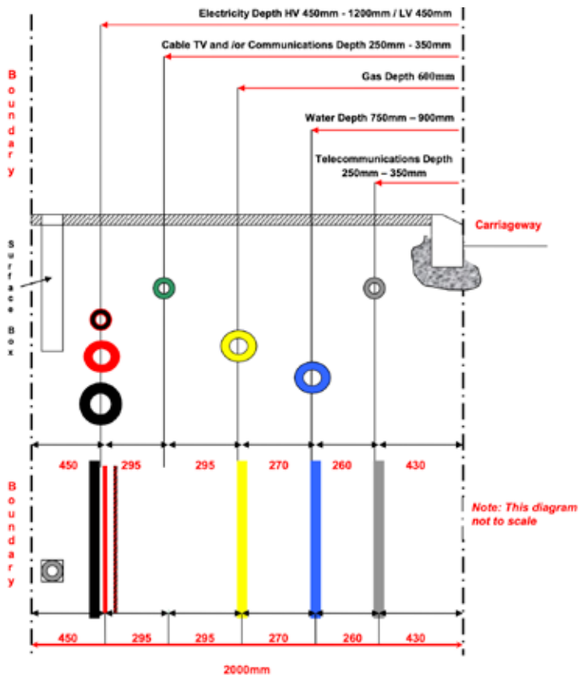
4.2 SERVICES

The M&E service corridors have been planned to avoid the RPAs of the trees to be retained. The plan adjacent shows the indicative service corridors in red, subject to detail design by the M&E engineer. The corridors generally follow a circuit pattern around the centre of the site, branching off into the courtyards at appropriate points. The plan shows these routes overlaid onto the existing site layout to illustrate that with the exception of one area*, the service runs that pass within the RPA of a retained tree only do so where the previous ground was hard standing or a building footprint.

Also shown on the plan are the locations of the proposed trees. These have been sited away from the proposed service routes to avoid future conflict.

Drainage from the buildings, both foul and surface water, sits close to the building facade within a 2.5m zone comparable to the construction zone of each block. Away from the building the drainage runs will generally follow the service routes noted on the plan.

As detail design develops any service runs that is deemed to require protection from future root growth whether that be an existing or proposed tree, the run will be protected by a root barrier.



Services corridors have been designed to minimise excavation requirements through the use of standardised trench layouts.

Diagram from *NJUG Publication: Volume 1: Issue 5: 2018*

* The HV cable passes through the RPA of trees T170 and T171. Trenchless excavation methods in line with section 7.7 of BS 5837:2012 will be used for the installation of this service.

Method to be determined on site with appointed Arborist.



5. Arboricultural Impact

5.1 TREE REMOVALS - PLANS

For a full breakdown of the trees to be removed including the reason for the removal of each tree is shown on the following page.

TOTAL TREES TO BE REMOVED 76

Tree sizes:
Small 7.5-30cm girth
Medium 30-60cm girth

PHASE 1 - 41

12 Category B	5 Small, 6 Medium
27 Category C	22 Small, 5 Medium
3 Category U	1 Small, 2 Medium

PHASE 2 - 32

11 Category B	1 Small, 8 Medium
17 Category C	11 Small, 2 Medium, 2 Large, 2 Very Large
4 Category U	4 Medium

PHASE 3 - 2

2 Category B	2 Medium







5. Arboricultural Impact

5.2 TREE REMOVALS - SCHEDULE

5.2.1 PHASE 1

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
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
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	2 trees removed - in order to install Concourse
T27	Crab Apple	120	3	SM	4	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
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
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
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.
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	
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**
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
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.
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
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.
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**
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**
T65	Yew	140	4.5	SM	3	3	3	3	1	A/B	A minor shrub like specimen close to building.	**n/a**	10+	C1	8.87	1.68	2.82	2.98	Tree removed - within footprint of Block 7.
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
T75	Cherry	130	2	SM	3	3	2.5	2	0	A	A young tree within shrub area with good form. Kanzan variety.	**n/a**	10+	C2	7.65	1.56	2.43	2.77	Tree removed - levels being lifted approx. 700mm around Block 9
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
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 1.5m of proposed façade of Block 5.
T242	Lawson Cypress	310	12	EM	2	2	2	3	3	B	A poor specimen located within raised planting area. Forked at 6m.	**n/a**	10+	C2	43.47	3.72	13.84	6.59	Trees removed to construct Block 5. Planter to be levelled.
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.
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.
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.
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 1.5m of proposed façade of Block 5.
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.
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	
T253	Pine	190	7	EM	2	1	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.
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	
T255	Tibetan Cherry	120	4	SM	2	2	3	3	2	A/B	A young tree within cobbled planter. 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
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.
T257	Birch	250	11	EM	5	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	
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	
T259	Robinia	510	6	OM	3	2	4	4	3	C	A previously pollarded specimen at 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.
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.
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.
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

5. Arboricultural Impact

5.2.2 PHASE 2

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
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 to order to construct Block 18. Trees approx 1.1m above proposed ground level.
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 order to construct Block 18. RPA sits mainly outside building footprint but levels in this area being dropped by approx 300mm.
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 order to construct Block 18.Tree sits 1m from building footprint and levels in this area being dropped by approx 300mm.
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 order to construct Block 18.
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 order to construct Block 18.
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 order to construct Block 18.
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	
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 order to construct Block 18.
T185	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 1.5m from facade
T186	Robinia	370	14	EM	6	7	2	7	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.
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	
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.
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.
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 facade.
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.
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+	C2	197.06	7.92	62.73	14.04	Trees removed in order to construct fire vehicle access route to Block 22/23.
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.
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.
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
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.
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	Trees to be removed to facilitate constrcution of Block 12.
T203	Lime	310	11	EM	5	4	5	6	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	
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	
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 constrcution of Block 12.
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 copnstruct access route to Block 13, levels in this area being dropped by approx 300mm.
T207	Sycamore	450	11	EM	5	6	6	6	5	C	An individual specimen located within grass bank in decline with severe basal decay.	**Fell and grind out stump.**	5-10	U	91.61	5.40	29.16	9.57	Tree removed on advice of Arboriculturalist. Tree sits close to entrance to Block 14 and deemed unsafe for this location.
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 removal on advice of Arboricultutalist. Tree close to proposed orchard area, honey fungus deemed to be a risk to proposed tree planting.
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 Arboriculturalist. Tree sits close to entrance to Block 16 and deemed unsafe for this location.
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.

5.2.3 PHASE 3

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
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.
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	

5. Arboricultural Impact

5.3 FACILITATIVE TREE PRUNING

In order to facilitate the movement of construction traffic around site and the demolition and construction of the buildings, each Phase will require pre-construction pruning. The following pages detail the list of trees imopacted. The full scope of work will be determined by an on site visit between the Arborist and site staff and the MCC Tree Officer.

5.3.1 PHASE 1 PRUNING

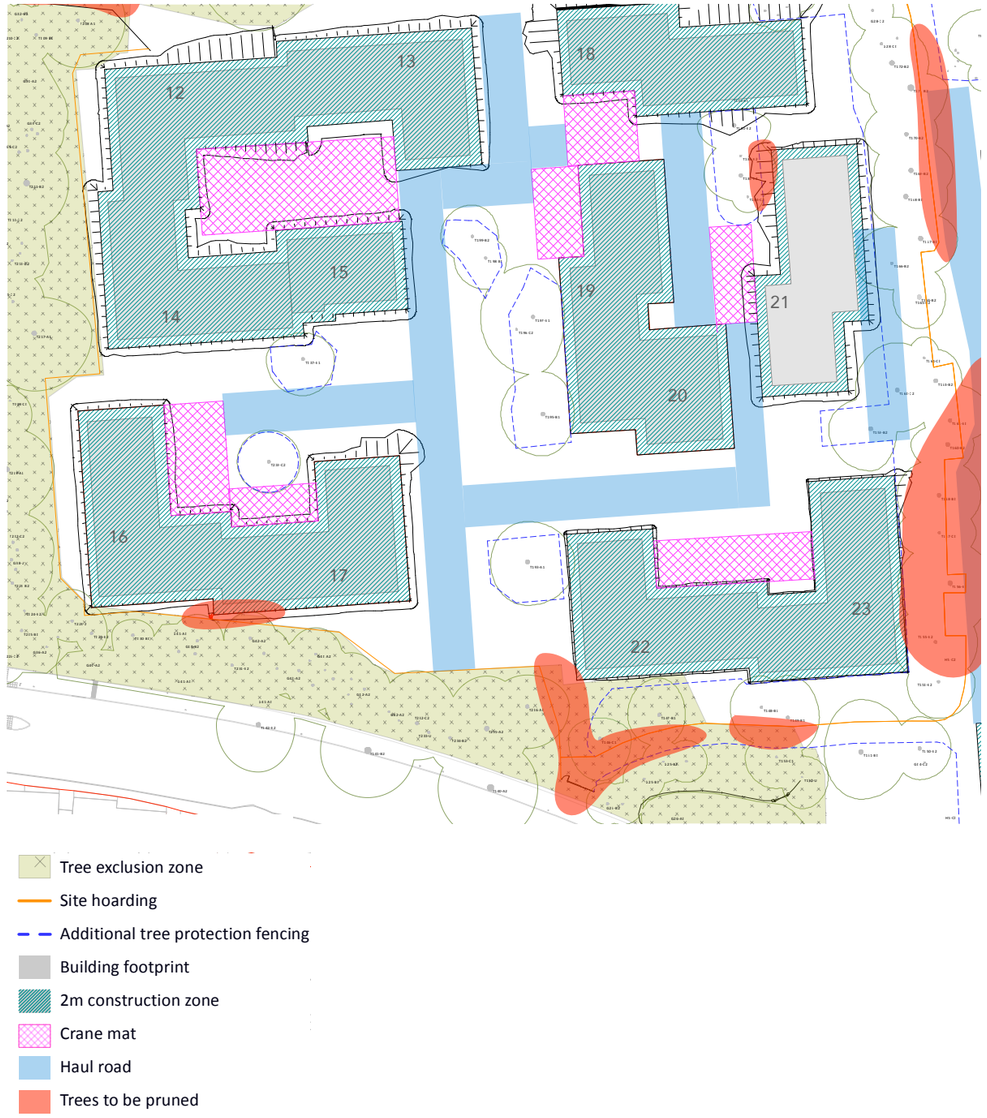
Tree No.	Species	Dbh (mm)	Height (m)	Age	N	E	S	W	Crown clearance	Observations & comments	Tree quality category rating	Pruning works Excat scope to be determined on site
T108	Copper Beech	400	12	EM	5	6	6	5	1	A co-dominant specimen located within grass area with reasonable form. Low foliage over path.	B2	Crown lift over pile mat excavation zone and proposed path
T119	Sycamore	540	16	M	5	7	4	5	7	A co-dominant specimen located within grass area with minor asymmetry. Close to building. Profuse stem shoots.	B2	Prune back tree away from proposed façade of Block 28
T120	Beech	860	17	M	7	10	10	11	11	A large co-dominant specimen located within grass area adjacent footpath with reasonable form. Stem wounds from previous pruning. Foliage close to building.	A2	Prune back tree away from proposed façade of Block 28
T167	Lime	660	19	M	5	7	7	5	2	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Major deadwood present.	B2	Prune back tree away from proposed access road to the east.
T168	Horse Chestnut	760	17	M	8	8	6	7	3	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Previously reduced. Affected by leaf miner.	B2	Prune back tree away from proposed access road to the east.
T169	Horse Chestnut	740	15	M	6	8	6	7	3	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced. Affected by leaf miner.	B2	Crown lift canopy over access road to the east.
T170	Horse Chestnut	660	14	M	6	6	5	8	5	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced and several cavities present from previous failures. Affected by leaf miner.	B2	Crown lift canopy to a height of xxx above access road to the east.
T171	Sweet Chestnut	1000	16	M	3	7	8	8	5	A co-dominant specimen within shrub area exhibiting poor form. Previous failures and rip outs.	B2	Prune back tree away from access road to the east
T172	Lime	630	18	M	7	7	7	8	5	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Minor deadwood present. Previous reduction works. High crown.	B2	Prune back tree away from access road to the east



5. Arboricultural Impact

5.3.2 PHASE 2 PRUNING

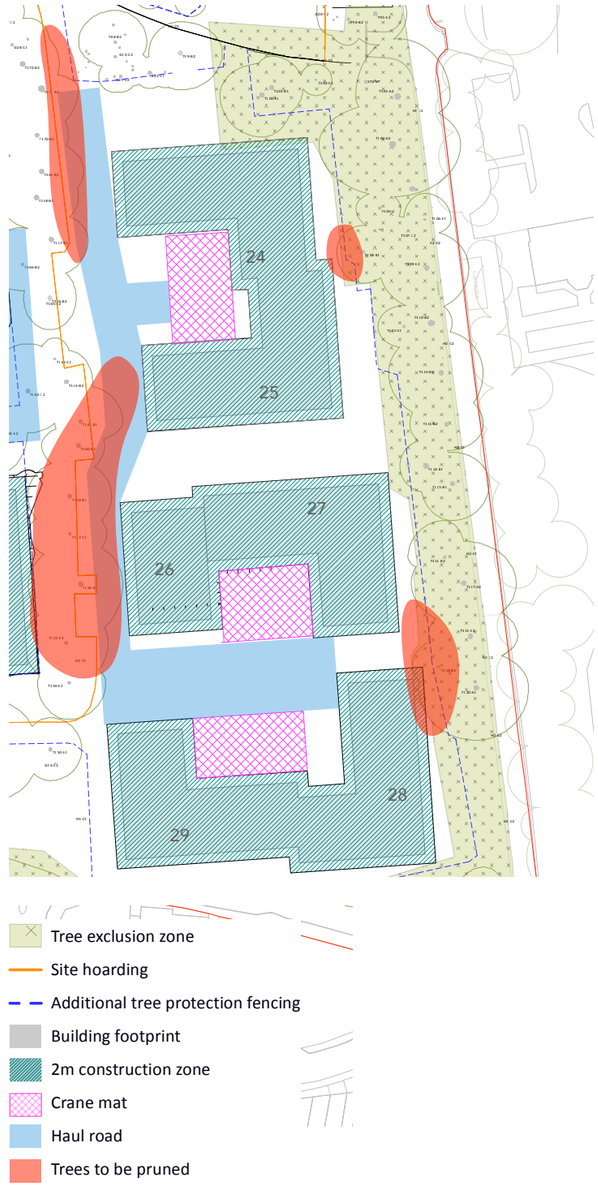
Tree No.	Species	Dbh (mm)	Height (m)	Age	N	E	S	W	Crown clearance	Observations & comments	Tree quality category rating	Pruning works Excat scope to be determined on site
T108	Copper Beech	400	12	EM	5	6	6	5	1	A co-dominant specimen located within grass area with reasonable form. Low foliage over path.	B2	Crown lift over pile mat excavation zone and proposed path
T119	Sycamore	540	16	M	5	7	4	5	7	A co-dominant specimen located within grass area with minor asymmetry. Close to building. Profuse stem shoots.	B2	Prune back tree away from proposed façade of Block 28
T120	Beech	860	17	M	7	10	10	11	11	A large co-dominant specimen located within grass area adjacent footpath with reasonable form. Stem wounds from previous pruning. Foliage close to building.	A2	Prune back tree away from proposed façade of Block 28
T167	Lime	660	19	M	5	7	7	5	2	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Major deadwood present.	B2	Prune back tree away from proposed access road to the east.
T168	Horse Chestnut	760	17	M	8	8	6	7	3	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Previously reduced. Affected by leaf miner.	B2	Prune back tree away from proposed access road to the east.
T169	Horse Chestnut	740	15	M	6	8	6	7	3	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced. Affected by leaf miner.	B2	Crown lift canopy over access road to the east.
T170	Horse Chestnut	660	14	M	6	6	5	8	5	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced and several cavities present from previous failures. Affected by leaf miner.	B2	Crown lift canopy to a height of xxx above access road to the east.



5. Arboricultural Impact

5.3.3 PHASE 3 PRUNING

Tree No.	Species	Dbh (mm)	Height (m)	Age	N	E	S	W	Crown clearance	Observations & comments	Tree quality category rating	Pruning works Excat scope to be determined on site
T108	Copper Beech	400	12	EM	5	6	6	5	1	A co-dominant specimen located within grass area with reasonable form. Low foliage over path.	B2	Crown lift over pile mat excavation zone and proposed path
T119	Sycamore	540	16	M	5	7	4	5	7	A co-dominant specimen located within grass area with minor asymmetry. Close to building. Profuse stem shoots.	B2	Prune back tree away from proposed façade of Block 28
T120	Beech	860	17	M	7	10	10	11	11	A large co-dominant specimen located within grass area adjacent footpath with reasonable form. Stem wounds from previous pruning. Foliage close to building.	A2	Prune back tree away from proposed façade of Block 28
T167	Lime	660	19	M	5	7	7	5	2	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Major deadwood present.	B2	Prune back tree away from proposed access road to the east.
T168	Horse Chestnut	760	17	M	8	8	6	7	3	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Previously reduced. Affected by leaf miner.	B2	Prune back tree away from proposed access road to the east.
T169	Horse Chestnut	740	15	M	6	8	6	7	3	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced. Affected by leaf miner.	B2	Crown lift canopy over access road to the east.
T170	Horse Chestnut	660	14	M	6	6	5	8	5	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced and several cavities present from previous failures. Affected by leaf miner.	B2	Crown lift canopy to a height of xxx above access road to the east.
T171	Sweet Chestnut	1000	16	M	3	7	8	8	5	A co-dominant specimen within shrub area exhibiting poor form. Previous failures and rip outs.	B2	Prune back tree away from access road to the east
T172	Lime	630	18	M	7	7	7	8	5	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Minor deadwood present. Previous reduction works. High crown.	B2	Prune back tree away from access road to the east



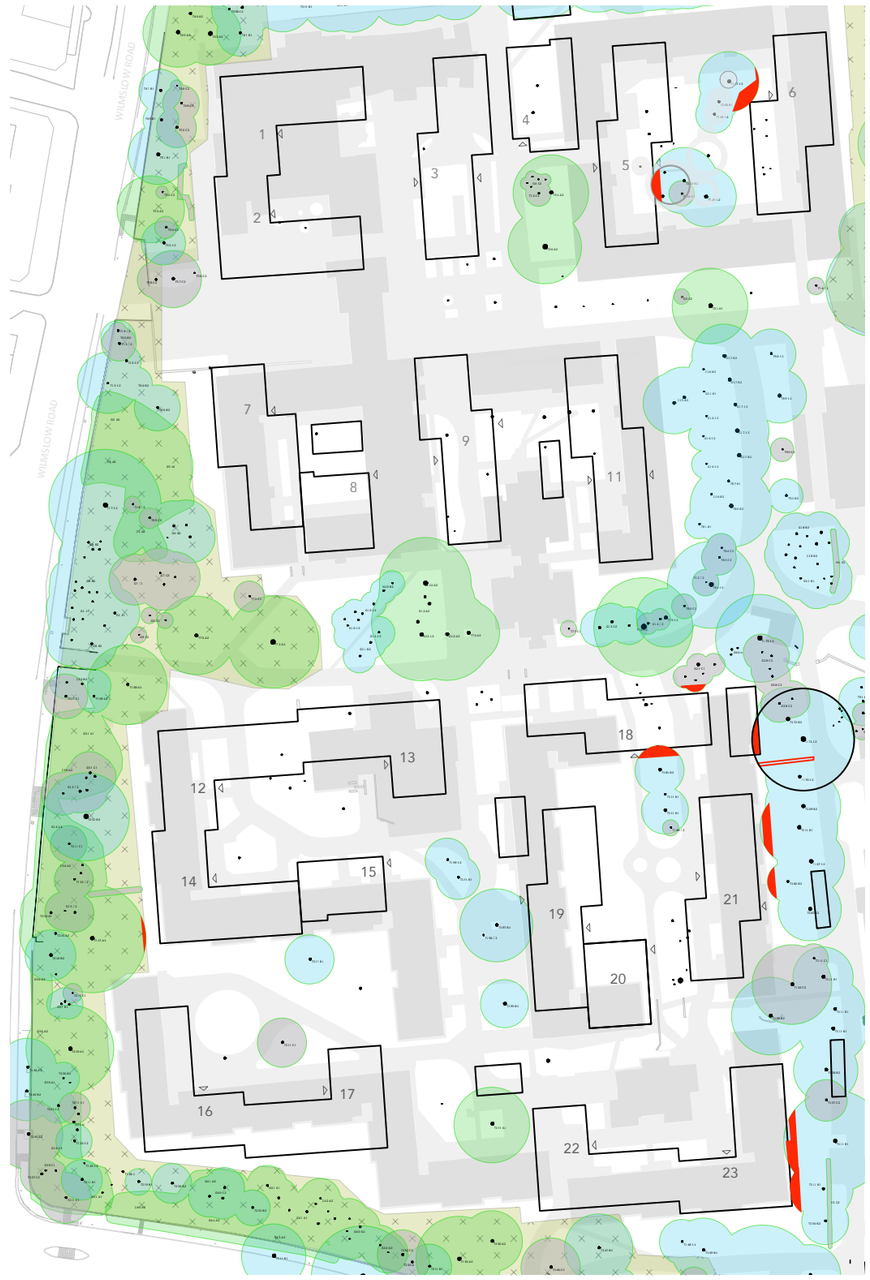
5. Arboricultural Impact

5.4 WORKS WITHIN THE RPA OF RETAINED TREE - EXCAVATION

The schedule below and plan adjacent details the trees where the RPA of retained trees is impacted by the proposed development through excavation works associated with the building and piling works.

The area outlined in red, as opposed to solid red relates to T170 and T171 in the table below where trenchless excavation will be required.

Tree No.	Species	Condition rating	Observations & comments	Tree quality category rating	Root Protection Area (m2)	% Of RPA Impacted	Existing Surface	Proposed works
T17	Yew	A/B	An individual specimen located within grass area with good form. Forked at 1.3m. Reasonable vigour. DBh measured at base.	B1	247.73	13	Grass	Haul road
T21	Sycamore	B	An individual specimen located within grass area with reasonable form. Close to building and previously pruned accordingly. High crown.	B2	152.18	4	Grass	Haul road
T26	Lime	B	An individual tall specimen located within grass verge area. Deadwood present and low stem shoots.	A2	247.73	4	Grass	Haul road
T148	Sycamore	B	A co-dominant specimen located within grass bank area with good form.	B1	87.58	2	Grass	Excavation
T149	Lime	B	A co-dominant specimen located within grass bank area with good form. Major deadwood present.	B1	179.55	2	Grass	Excavation
T155	Sycamore	B	A co-dominant specimen located within shrub area with reasonable form. Minor deadwood present. High crown. Low vigour.	B2	157.48	11	Grass	Excavation
G21	Group – 3 Willow Leaved Pear	A/B	A small co-dominant group of ornamental specimens within grass area. Previous basal damage.	C2	22.00	27	Planting	Excavation
T156	Horse Chestnut	B	A large co-dominant specimen within shrub area exhibiting good symmetry. Multi-stemmed form. High crown and previous reduction works.	B2	452.39	6	Grass	Excavation
T166	Sycamore	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Close to building.	B2	68.81	14	Grass	Excavation
T168	Horse Chestnut	B	A co-dominant specimen within shrub area exhibiting reasonable symmetry. Previously reduced. Affected by leaf miner.	B2	261.30	8	Grass	Excavation
T170	Horse Chestnut	B	A co-dominant specimen within shrub area exhibiting minor asymmetry. Previously reduced and several cavities present from previous failures. Affected by leaf miner.	B2	197.06	Trenchless excavation	Planting	Excavation services
T171	Sweet Chestnut	B	A co-dominant specimen within shrub area exhibiting poor form. Previous failures and rip outs.	B2	452.39	8	Planting	Cyclestore base Excavation services
T181	Lime	B	A co-dominant specimen located within raised shrub bank with reasonable form. Major deadwood present.	B2	104.23	18	Planting	Excavation
G42	Group - Silver Birch, Lime, Beech, Alder & Holly	B	A closely spaced group adjacent to the site boundary. All trees exhibit good vigour apart form several Alder in decline.	A2	72.38	14	Grass	Excavation
T236	Sycamore	A	A co-dominant specimen located within grass area with good form.	A2	162.86	14	Grass	Haul road
T243	Lime	B	A co-dominant specimen located within raised planting area exhibiting reasonable symmetry. Major deadwood present.	B2	191.13	29	Raised Planter	Excavation
T247	Norway Maple	B	A co-dominant specimen located within cobbled planting pit. Large buttress area, dense crown structure. Reasonable form, root disturbance to cobbles.	B2	157.48	14	Grass	Excavation



5. Arboricultural Impact

5.5 WORKS WITHIN THE RPA OF RETAINED TREE - ABOVE SOIL SURFACING

The schedule below and plan adjacent details the trees where the RPA of retained trees is impacted by the proposed development through proposed paving works. These areas have been split into 3 categories associated with the risk the surfacing poses to the tree roots.

- Standard hard landscaping, full depth construction
- Porous hoggin, laid where possible using no/low dig construction
- Areas where existing hardstanding has already constrained root growth



Where existing hard surfacing exists on site that sits within the RPA of a tree but is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the Arborist in conjunction with the civil engineer.

The majority of haul roads etc as shown in section 5.6 sit on areas of existing hardstanding or outside the RPAs of the retained trees. Where it is necessary to temporarily surface over a tree's RPA that is currently soft landscaping this will be done in line with recommendations within BS 5837: 2012:

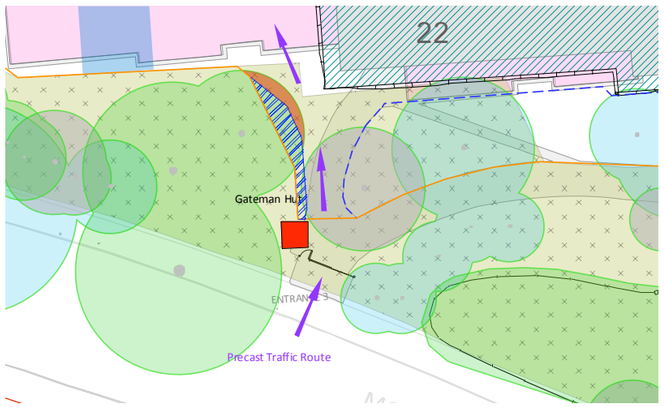
6.2.3.3 New temporary ground protection should be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.

NOTE The ground protection might comprise one of the following:
a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

c) for wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

The only area where this will be required for wheeled traffic is in the vicinity of T146 at the south of the site, hatched in blue below.



5. Arboricultural Impact

5.6 TREE PROTECTION

The following pages show the proposed tree protection measures. Trees are protected by the 2.4m high full timber site hoarding or additional tree protection to BS 5837 as detailed on the following page.

The protection measures will be inspected and approved by the Arborist prior to any operations commencing on site.

PHASE 1



PHASE 2



PHASE 3

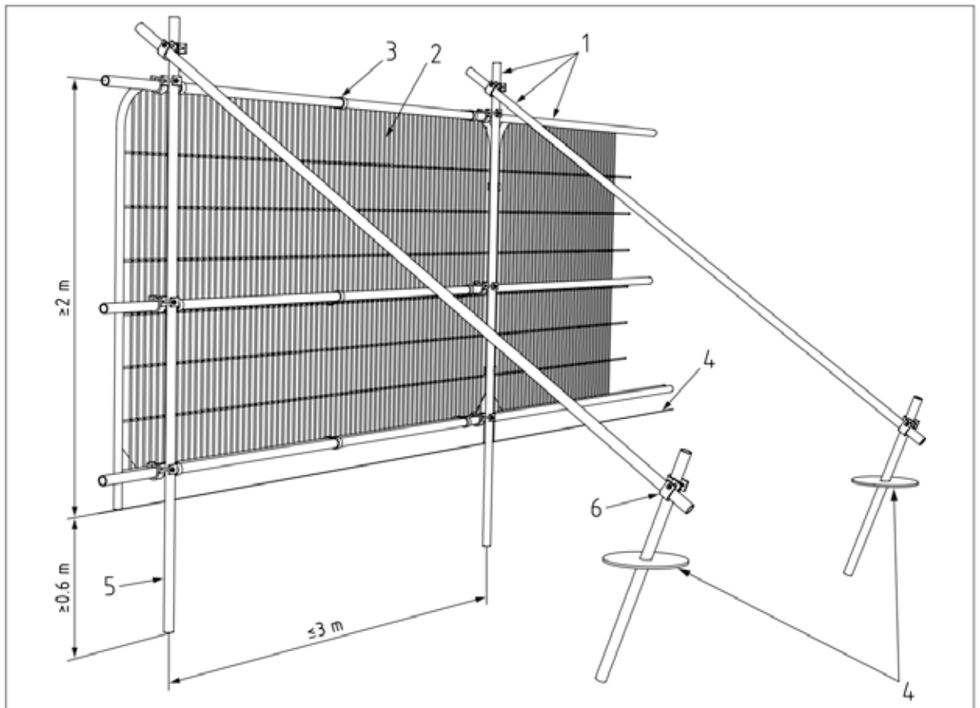


5. Arboricultural Impact

The diagrams below are taken from BS 5837: 2012 to show the default tree protection fencing to be installed where the 2.4m site hoarding is not being used for tree protection. Full details can be found in section 6.2 of this document.

Any deviation from these measures are to be approved by the Arborist. The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.

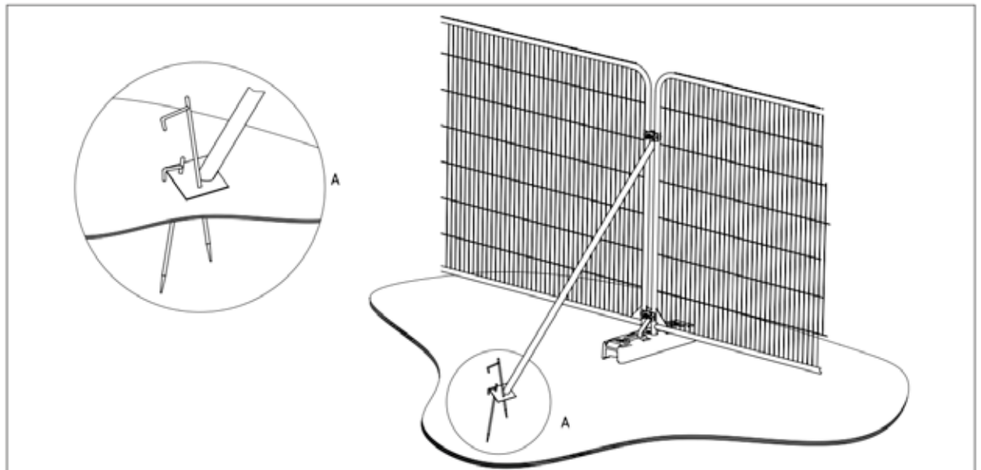
Figure 2 **Default specification for protective barrier**



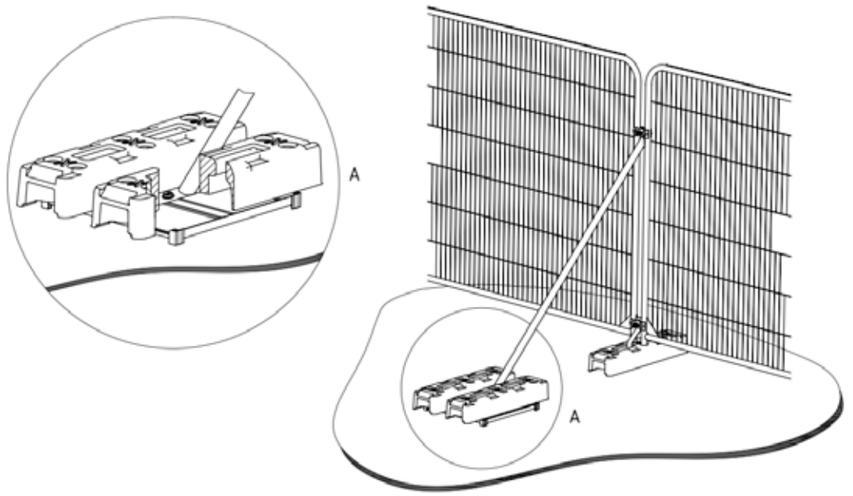
Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 3 **Examples of above-ground stabilizing systems**



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

6. Compensation

6.1 TREE REPLACEMENTS

In order to mitigate for the necessary loss of trees from both an amenity perspective as well as a biodiversity perspective a comprehensive replacement tree strategy has been designed to build upon the retained tree structure as well as proving new trees to enhance each of the neighbourhoods within the scheme.

The plan opposite shows the strategy for the replacement trees which exceed the University's 3:1 replacement ratio. To balance the tree loss within the Biodiversity Net Gain (BNG) trading summary calculations, the medium and large tree losses will be replaced by the planting of medium trees (30-35cm girth) at a ratio of 1:1. All remaining trees will be in the small category, predominantly 12-14 and larger.

WOODLAND
As part of the BNG improvements the development sets out to meet (10% on site, 20% within the wider campus landscape) it is proposed that the existing areas of perimeter woodland are enhanced by both management and new tree planting. In addition, two other areas of existing mature trees to the boundary are proposed to be developed into new woodland areas. The new tree planting in these areas concentrates on:
- Planting successional forest trees of native species
- Planting an understorey of smaller native tree species

TREE BELTS AND MIXED SCRUB
The historic tree belts within the centre of the site, remnants of 19th century garden planting are to be enhanced with further additions, with mainly native forest trees with the existing ornamental planting underneath replaced by areas of mixed scrub and lower areas of forbs and grasses.

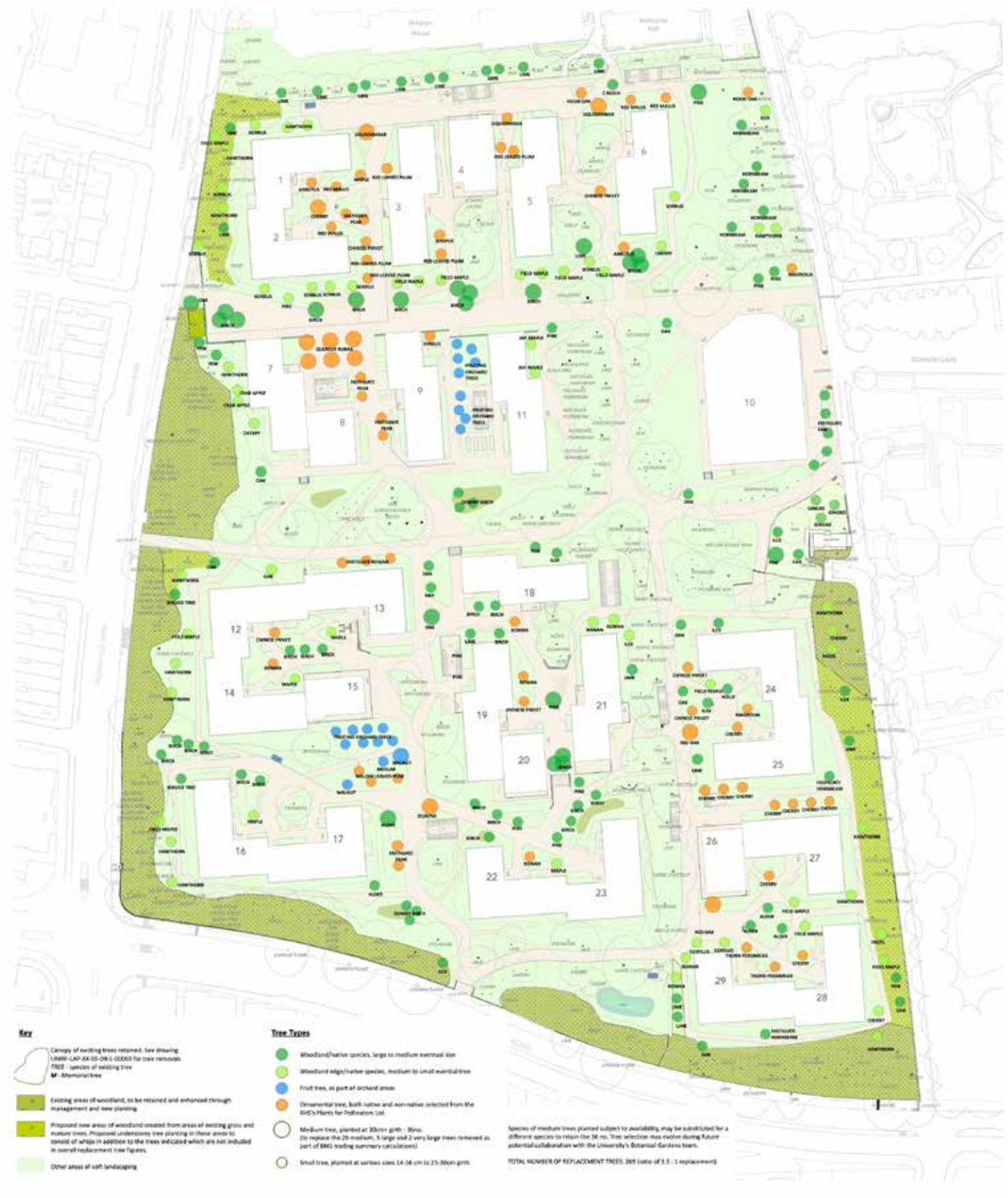
The line of lime trees to the north of the site, a historic boundary is reinforced with new successional planting of lime trees which fill the gaps left by previous losses and the closing of the gap left by the removed sub-station.

THE CONCOURSE
This important E-W pedestrian route is characterised by the planting of groups of large mature birches along its length, with a background of smaller woodland trees to the north through which students will pass through to the residential blocks of Neighbourhood 1.
To the south of the Concourse a series of different landscape spaces open up characterised by the proposed trees. Moving west to east:
- Woodland edge to the west of Block 7
- Open formal plaza with red oak to the east of Block 7
- Semi-private growing garden with fruit trees between Blocks 9 & 11
- Belt of mature existing trees along historic Oak Drive to the east of Block 11

MAIN ACCESS ROUTES
These are characterised by a mixture of large trees both native and ornamental.

COURTYARDS
Moving into the courtyard garden spaces the trees are predominantly ornamental, selected for seasonal interest and their flowering and berrying capabilities. Although in the lowest and shadiest parts of the site, in the courtyards between Blocks 22 & 23 and 28 & 29, more native species are present.
The trees within each courtyard complement the soft landscaping palette developed for each Neighbourhood which is detailed within the Landscape Statement which accompanies this submission.

The establishment of the tree replacements will be undertaken through the BNG monitoring process over the next 30 years as well as the standard contract defects periods and any other conditions placed by planning as part of the approvals process.



Appendix 1

PRELIMINARY TREE REPORT

Appendix 2

TREE REMOVALS PLAN

Appendix 3

PAPER OUTLING APPROACH TO TREE RETENTION AT FALLOWFIELD, FROM OUTLINE TO RESERVED MATTERS APPLICATIONS

by Landscape Projects, Landscape Architects
20 Februaruy 2025

1.0 Introduction
In the preparation of the Outline Application for the redevelopment of Fallowfield campus, the design team (SR, LP and BH) worked closely to establish the principles of the development, its extent and quantum, and those parameters which should be applied to control the development. This was carried out in the expectation that a Reserved Matters application would be submitted after the Outline Application consent, which would identify the precise layout and extent of the buildings, infrastructure and landscape. It was agreed that tree removals would be confirmed and justified as part of the Reserved Matters Application, and therefore no specific tree loss figures were provided at Outline Stage

2.0 Tree Removal Strategy
The design proposals developed during the preparation of the Reserved Matters Application, have been carefully planned, with input from a full design team including construction logistics expertise, to maximise biodiversity and retain existing trees, while at the same time ensuring that the development results in a safe, buildable and liveable environment which is sustainable and resilient into the future.

APPROACH
In order to retain existing trees and maximise biodiversity, our approach to development has been to apply the 'mitigation hierarchy', in which the first consideration is to AVOID any removal of trees and habitats from the existing site; where that is not possible (for reasons of safety, access, and sustainability, see below) we set out to MITIGATE impacts by making adjustments which prioritise the most valuable trees and habitat. We have then COMPENSATED for any resulting losses of tree and habitat by providing replacements on site, and off-site where this is not possible.

AVOIDANCE
1. The project proposals avoid the need for any tree removals from the woodland areas around the site perimeter, as required by the parameters set out in the Outline Application.
2. The project proposals avoid the need to remove any A-category tree (those trees of highest value and usually the most mature trees, as identified by the arborist in the July 2023 tree survey) within the site.

The project proposals were developed to avoid impacts on these retained trees; furthermore, the proposals set out to avoid impact on all other trees and habitats within the development site, only permitting removal when no other option was available. In order to achieve this, the following principles were applied:

i) Where possible, buildings and infrastructure would be located over pre-existing building footprints and hard-standings.
ii) Existing roadways would be retained for future access, both during the construction phases, and in operational phases.
iii) Make use of construction techniques which minimise potential impacts on tree root zones and canopies, including no-dig areas, and use of off-site fabrication and cranes to minimise the need for extensive construction areas.

MITIGATION
Applying these principles, the proposals were developed through several iterations, which took account of the tree condition and extent of root zone and canopy, as well as the following:

- building orientation and outlook
- ensuring that building frontages and entrances are safe and accessible
- creation of accessible, safe and liveable outdoor spaces
- grouping and spacing buildings to conform to parameters and distance constraints
- construction logistics, crane bases and piling mats
- on-site cut and fill and grading operations, and topsoil storage
- provision of underground services, substations and other infrastructure
- provision of SUDs and other blue infrastructure features

Each tree was assessed in relation to the above factors, with larger trees and higher value trees retained as a priority, where alternative options allowed. The application of this robust methodology is described in more detail in the Arboricultural Impact Assessment (AIA).

As a result of this assessment process, it was advised that it would be possible to retain 441 of the 522 existing trees surveyed on site. To facilitate the development, it would be necessary to remove 81 existing trees.

During the preparation of the Reserved Matters Application, further refinement of the design has reduced the removals required, leading to the retention of 446 of the 522 existing trees, and a total of 76 removals; the justification for the removal of each tree is included in the AIA along with a breakdown by size and classification.

No Category A trees are removed.

3.0 CONCLUSION
In developing the Reserved Matters Application the detailed tree impact assessment has taken into account the construction methodologies, site preparation works and the need to create a well-designed, attractive and well-lit development which creates a strong sense of place, and promotes student well-being and health. This assessment has had input from a wide range of expert sources. This has led to a detailed Arboricultural Impact Assessment, which identifies the need to remove 76 trees.