

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

JANUARY 2025

Ryebank
Chorlton
Manchester
M21 9WW

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

- 1.1.1. Urban Green have been instructed by Step Places, Southway Housing Trust and Manchester Metropolitan University to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Ryebank, Chorlton and produce our findings in a report.
- 1.1.2. It is proposed to develop the site into a residential development with open spaces, landscaping, cycleways, footways and other associated works. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. Reference to the Greater Manchester Combined Local Authority Mapping GM online interactive mapping software on 05/12/2024 indicated that there are no TPOs currently in effect at the site, nor does the site lie within a Conservation Area.
- 1.1.4. The proposed development would necessitate the removal of two sections of woodland and several trees from one tree group assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; three individual trees, four tree groups, and sections of a further three tree groups assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and two individual trees, three tree groups, and a section of a further tree group assessed as BS 5837: 2012 'Low Quality' Retention Category 'C' within the site boundary. The removal of these trees, tree groups and sections of woodland will have a moderate impact upon the character and appearance of the site. Tree loss will be mitigated by onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.5. Urban Green have carried out a Preliminary Ecological Appraisal (PEA) of the site (UG_1910_ECO_PEA_02) to identify habitats on site and determine the suitability for any 'protected and/or notable' species, with consideration of any potential impacts on nearby designated sites. The PEA report should be read and adhered to in conjunction with this report.
- 1.1.6. Tree protective fencing and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.7. It will also be necessary to carry out Arboricultural supervised excavation with possible root pruning within the Root Protection Area(s) (RPAs) of retained trees and tree groups W18, G33, G37, G38, T41, G43 and G45, as indicated on the Tree Protection Plan.
- 1.1.8. New hard surfaces proposed within the RPAs of retained trees, tree groups and woodland W18, G38, and G56 will need to be constructed using a Cellular Confinement system, or similar, to avoid damaging the rooting environment of the retained trees.
- 1.1.9. Information regarding the layout of new utilities and drainage and final site levels have been submitted to the Arboricultural Consultant and the impact of these on the retained trees has been assessed.
- 1.1.10. An Arboricultural Method Statement (AMS) will be required, detailing works within the RPAs of trees to be retained and will be secured via condition.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Step Places, Southway Housing Trust and Manchester Metropolitan University to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations at Ryebank, Chorlton, Manchester, M21 9WW and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, the survey methodology includes broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states *‘Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.’*
- 2.1.4. The site is located in the area shown in the Site Context plan below. The Ordnance Survey (OS) Grid Reference is SJ 81113 94395



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Legend: Red Line Boundary		0.85 Kilometers		U R B A N G R E E N A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Client: Step Places, Southway Housing Trust and Manchester Metropolitan University		Issue: 01	Figure: 01	
Project: Ryebank		Scale @ A4 1:10000		
Title: Site Context		Approved by: JH	Checked by: SP	
Drawing Ref: UG_1910_SITE_CONTEXT		Author: CL	Date: 10/07/2024	

2.2. Scope

- 2.2.1. The AIA considers any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.

2.3. Documents Provided

- 2.3.1. A scaled topographical plan has been provided with tree positions already plotted (CT Surveys Drawing Number 4692AD/1), which has been used to produce the Tree Constraints Plan in Appendix 4. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

- 2.4.1. This report is based upon a visual inspection carried out from ground level only. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made to reduce the associated risks to an acceptable level.

2.5. The Site

- 2.5.1. The site is located within Chorlton-cum-Hardy, Manchester and comprises open access land. The site is bounded by residential properties to the north, east and south and Longford Park to the west.

2.6. Soil Profile

- 2.6.1. Reference to the Cranfield University Soil and Agrifood Institute's Soilscales Viewer suggests the underlying soil profile at the site is characterised as a naturally wet, very acidic sandy and loamy soil, which is very low in fertility. This soil profile is typical of arable, horticultural and some wet lowland heath environments.

3. Legislation

3.1. Tree Protection Status

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. Reference to the Greater Manchester Combined Local Authority Mapping GM online interactive mapping software on 05/12/2024 indicated that there are no TPOs currently in effect at the site, nor does the site lie within a Conservation Area.
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Ecological Considerations

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, many of which are protected under the *Wildlife and Countryside Act 1981* (as amended) and/or the *Conservation of Habitats and Species Regulations 2017* (as amended).
- 3.2.2. Where there is evidence that roosting bats, nesting birds, or other protected species are present, works in these areas should pause and the advice of a suitably qualified ecologist should be sought about how best to proceed.
- 3.2.3. If tree works are carried out during the bird nesting season (March to September, inclusive), trees should be inspected by a qualified ecologist to confirm likely absence, no more than forty-eight hours prior to the commencement of works.
- 3.2.4. Urban Green has also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (UG_1910_ECO_PEA_02), which should be read and adhered to should any tree work be required. The objectives of the PEA are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, including proximate designated sites, in the context of the development proposals. This report should be read and adhered to in conjunction with the PEA report.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to develop the site into a residential development with open spaces, landscaping, cycleways, footways and other associated works. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree Constraints

- 4.2.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) Explained

- 4.3.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.3.2. Most tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.3.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.4. Surveyed Trees

- 4.4.1. The survey assessed a total of twenty-seven individual trees, twenty-six tree groups, and four woodlands, the quality and value of which are summarised below. Full details of the surveyed trees, tree groups and woodlands can be viewed in the Tree Data Schedule in Appendix 1.
- 4.4.2. Two individual trees, three tree groups, and four woodlands were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; twenty-one individual trees and seventeen tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and four individual trees and six tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.
- 4.4.3. Trees, tree groups and woodland G2, T3, T4, one tree from G7, G11, T12, T14, T15 to T17, T19, T20, T22, T24, T25 to T29, a section of G30 and G53 are offsite, beyond the application boundary. The remaining trees are within the site or on the boundaries.

4.5. Impacts of Development

- 4.5.1. The proposed development would necessitate the removal of sections of one tree group (G33) and two sections of woodland (W34 and W35, approximating 188 m²/15% and 755 m²/27%, respectively) assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; three individual trees (T48, T49 and T51), four tree groups (G44, G47, G54 and G55) and sections of a further three tree groups (G38, G39 and G46) assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and two individual trees (T50 and T52), three tree groups (G1, G2 and G6) and a section from a further tree group (G57) assessed as BS 5837: 2012 'Low Quality' Retention Category 'C', as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 4.5.2. Access facilitation pruning works (crown lifting) will also be required to trees and tree groups G5, G7, T8, T32, G43, G45 and G53, as detailed in the Tree Removal Plan and Tree Works Schedule to facilitate the proposed development. These works are relatively minor in nature and should not harm the health, appearance or long-term retention value of the trees, provided they are carried out in accordance with the standards and practices detailed in BS 3998: 2010 '*Tree work – Recommendations*'.
- 4.5.3. It is recommended the removal of these trees, tree groups and sections of woodlands be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme alongside the proposed development.
- 4.5.4. The remaining trees, tree groups and woodlands are to be retained and can be protected throughout the proposed development in accordance with the standards and practices detailed in BS 5837: 2012 and in this report.
- 4.5.5. Tree protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4 prior to the commencement of any proposed development. A specification for protective fencing can be viewed in the Tree Protection Index in Appendix 4 and in section 4.7. of this report.

- 4.5.6. Temporary ground protection will also need to be installed at the locations indicated on the Tree Protection Plan prior to the commencement of the proposed development. A specification for ground protection can be viewed in the Tree Protection Index and in section 4.8. of this report.
- 4.5.7. Arboricultural supervised excavation with possible root pruning will be required within the RPAs of retained trees, tree groups and woodland W18 G33, G37, G38, T41, G43 and G45, as indicated on the Tree Protection Plan, to facilitate the construction of new roads and buildings, and the installation of a surface water drainage system. These works will need to be carried out using hand-operated tools only, under Arboricultural supervision, in accordance with an Arboricultural Method Statement (AMS).
- 4.5.8. New permanent hard surfaces are proposed within the RPAs of retained tree groups and woodland W18, G38, and G56, as indicated on the Tree Protection Plan. These new surfaces will need to be constructed using an above-ground, no-dig construction method, such as the use of a Cellular Confinement system, to avoid damaging the rooting environment of the retained trees. These works will also need to be carried out in accordance with an AMS.

4.6. Tree Surgery Works

- 4.6.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details of remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.6.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.
- 4.6.4. All specified tree work is to be carried out in accordance with the standards and practices detailed in BS 3998: 2010.

4.7. Protective Fencing

- 4.7.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately at the alignment indicated on the Tree Protection Plan.
- 4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Index (Insert 1).
- 4.7.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.7.5. No fixing shall be made to any tree, and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.7.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Index (Insert 2).

4.8. Ground Protection for Pedestrians or Light Vehicles

- 4.8.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
- 4.8.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.8.3. The boarding will be left in place until the construction works are finished.
- 4.8.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.9. Temporary Site Cabins

- 4.9.1. All storage facilities and deliveries will avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the Local Planning Authority (LPA) prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.9.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.10. Utilities

- 4.10.1. Information regarding the layout of new utilities and drainage and final site levels (Renaissance Associates Ltd. Project RBM-REN-XX-FN-DR-C-01115 Revision Po1) have been submitted to the Arboricultural Consultant and the impact of these on the retained trees has been assessed.

4.11. Recommendations

- 4.11.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees. The AMS will be secured via condition.
- 4.11.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the proposed development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise onsite operations.
- 4.11.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.

Appendix 1 – Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey data.

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)			
G1	Semi-Mature Ash <i>Fraxinus excelsior</i>	av 10	av 2	o	M	av 300	av 4 3 4 4 each	1: Natural colonisation. 2: 3x trees. 3: Currently no indication of ash dieback. 4: Acceptable condition at present.	Remove for development - see Tree Removal Plan.		Fair	10-20 C1	3.60
									n/a	n/a			
G2	Early-Mature Mixed Species	av 7	av 1.5	o.5	SW	av 450	av 5 5 3 5 each	1: Ivy clad stem prevented a detailed inspection. 2: Wych elm growing at base. 3: Low, wide spreading canopy. 4: Acceptable condition at present. 5: Offsite.	Remove for development - see Tree Removal Plan.		Fair	10-20 C1	5.40
									n/a	n/a			
T3	Early-Mature Silver birch <i>Betula pendula</i>	12	3.5	o	M	480	4 4 4 4	1: Located offsite. 2: Elder/elm understory. 3: Trifurcated stem.	No action required.		Good	40+ B1	5.76
									n/a	3			
T4	Early-Mature Silver birch <i>Betula pendula</i>	16	2	o	M	580	7 6 5 5	1: Densely ivy clad stem. 2: Existing hard standing to the immediate south within theoretical rooting area.	Sever ivy.		Good	40+ B1	6.96
									Moderate	1			
G5	Semi-Mature Mixed Species	av 6	av 1	o	M	av 250	av 2.5 2.5 2.5 each	1: Offsite natural colonisation of hawthorn, holly, sycamore, ash. 2: Not pruned to any extent. 3: Potential wildlife habitat.	Prune for development - see Tree Removal Plan.		Good	40+ B2	3.00
									n/a	3			
G6	Young Goat Willow <i>Salix caprea</i>	av 3	av 0.3	o	M	av 140	av 2 2 2 each	1: Natural colonisation central to site. 2: Not pruned to any extent.	Remove for development - see Tree Removal Plan.		Good	20-40 C1.2	1.68
									n/a	n/a			

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G7	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	av 9	av 1.5	o	NE	av 350	av 3 3 each	1: 2x self set trees. 2: Not pruned to any extent. 3: Adequate clearance from adjacent structures/desire lines.	Prune for development - see Tree Removal Plan.		Good	40+	4.20
									n/a	3	Good	B1	
T8	Semi-Mature Sessile Oak <i>Quercus petraea</i>	6	2	o.3	S	250	3 3	1: Natural colonisation central to site. 2: Not pruned to any extent. 3: Good future potential.	Prune for development - see Tree Removal Plan.		Good	40+	3.00
									n/a	3	Good	B1	
G9	Early-Mature Goat Willow <i>Salix caprea</i>	av 10	3	o	M	av 500	av 5 5 each	1: Located within low footfall area. 2: Multiple stems arising from ground level. 3: Several included bark unions of co-dominant stems with no indication of failure.	No action required.		Good	20-40	6.00
									n/a	3	Fair	C1	
G10	Semi-Mature Mixed Species	av 10	2	o	M	av 300	av 3.5 3.5 each	1: Area of natural colonisation containing oak, silver birch, hawthorn, elm, apple, hazel, poplar, sycamore. 2: Not pruned to any extent . 3: Potential wildlife habitat.	No action required.		Good	40+	3.60
									n/a	3	Good	B1.2	
G11	Mature Hybrid black poplar <i>Populus nigra</i>	av 20	av 3	3	E	av 1200	av 8 7 each	1: Moderate diameter deadwood within the canopy. 2: Large lateral scaffold branches noted throughout the group. 3: Low footfall area.	No action required.		Good	40+	14.40
									n/a	1	Good	A2	
T12	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	8	2	o	M	420	3 3	1: Pruned in the past to remove low hanging lateral branches and exhibiting good closure. 2: Slightly suppressed by adjacent trees. 3: Bark wound at base exhibiting good adaptive growth.	No action required.		Good	40+	5.04
									n/a	3	Good	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G13	Semi-Mature Goat Willow <i>Salix caprea</i>	av 8	av 1	0.3	E	av 300	av 3 3 3 each	1: 2x closely spaced trees. 2: Natural colonisation central to the site. 3: Not pruned to any extent.	No action required.		Good	40+	3.60
									n/a	3	Good	B1	
T14	Mature Hybrid black poplar <i>Populus nigra</i>	20	4	0	M	1200	8 8 7	1: Dense elder and bramble surrounding the tree. 2: Deadwood up to approximately 100mm diameter currently presents a low risk.	No action required.		Good	40+	14.40
									n/a	3	Good	A2	
T15	Mature Hybrid black poplar <i>Populus nigra</i>	19	4	3	W	1250	10 12 9	1: Not pruned to any extent. 2: Deadwood up to approximately 75mm diameter currently presents a low risk.	No action required.		Good	40+	15.00
									n/a	3	Good	B1.2	
T16	Mature Hybrid black poplar <i>Populus nigra</i>	20	3	2	S	1700	6 10 12	1: Wide spreading canopy. 2: Lateral branch to west dips to ground level although appears structurally stable.	No action required.		Good	40+	20.40
									n/a	3	Good	B1.2	
T17	Mature Hornbeam <i>Carpinus betulus</i>	15	4	0	M	520	8 6 5	1: Canopy biased east, suppressed by T16. 2: Stem wound and cavity to west side of stem exhibiting good adaptive growth.	No action required.		Good	40+	6.24
									n/a	3	Good	B1	
W18	Early-Mature Mixed Species	av 20	3	0	M	av 800	av 9 9 each	1: Copse woodland. 2: Desire line footpaths through woodland. 3: Young beech and oak planted around woodland edge establishing well. Established trees within woodland exhibiting good health and vigour. Holly, hawthorn, Norway maple and sycamore dominate lower canopy.	No action required.		Good	40+	9.60
									n/a	3	Good	A1.2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T19	Mature Hybrid black poplar <i>Populus nigra</i>	15	8	0	M	600	12 0 5 9	1: Significant stem lean to north with crown biased to north. 2: Structural stability appears good. 3: Good buttress development.	No action required.		Good	20-40	7.20
									n/a	3	Good	B1	
T20	Mature Hybrid black poplar <i>Populus nigra</i>	20	3	2.5	SW	1000	5 8 8 7	1: Restricted access and limited inspection. 2: Deadwood up to approximately 100mm diameter currently presents a low risk. 3: Good buttress development.	No action required.		Good	20-40	12.00
									n/a	1	Good	B1	
T21	Mature White willow <i>Salix alba</i>	22	2	0	M	980	10 4 8 8	1: Canopy slightly biased to north.	No action required.		Good	40+	11.76
									n/a	3	Good	A1	
T22	Mature Hybrid black poplar <i>Populus nigra</i>	20	4	0	M	1200	10 10 8 8	1: Old large limb failed at 4m leaving decaying open stem wound at branch union. 2: Small diameter deadwood presents a low risk. 3: Located within low footfall area. 4: Good buttressing noted.	No action required.		Good	20-40	14.40
									n/a	1	Good	B1	
T23	Mature Hybrid black poplar <i>Populus nigra</i>	19	4	0	M	1200	10 7 8 8	1: Multiple stemmed crown from 2m above ground level. 2: Lateral branches dip to ground level although appears structurally stable. 3: Low footfall area.	No action required.		Good	20-40	14.40
									n/a	1	Fair	B1	
T24	Mature Sycamore <i>Acer pseudoplatanus</i>	19	2	0	M	570	7 5 7 7	1: Bifurcated stem. 2: Ivy clad stem. 3: Large limb from T23 resting on lateral branch fork at approximately 7m above ground level. 4: Low footfall area.	No action required.		Good	20-40	6.84
									n/a	1	Good	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
T25	Mature White poplar <i>Populus alba</i>	21	1	O	M	800	6 6 7 7	1: Located offsite within parkland. 2: Ivy clad stem. 3: Located in low footfall area.	No action required.		Good	40+	9.60
									n/a	1	Good	B1.2	
T26	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	16	1	O	M	640	5 5 6 6	1: Ivy clad stem prevented a detailed inspection. 2: Bifurcated stem. 3: Located within low footfall area.	No action required.		Good	40+	7.68
									n/a	3	Good	B1	
T27	Mature White poplar <i>Populus alba</i>	21	2	O	M	810	8 6 5 8	1: Located offsite within parkland. 2: Low footfall area.	No action required.		Good	40+	9.72
									n/a	3	Good	B1.2	
T28	Early-Mature Lime sp. <i>Tilia</i> sp.	16	3	O	M	720	5 5 6 6	1: Dense basal and epicormic growth. 2: Multiple stemmed form. 3: Low footfall area. 4: Not pruned to any extent.	No action required.		Good	40+	8.64
									n/a	3	Good	B1.2	
T29	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	16	3	O	M	600	5 4 5 5	1: Multiple stemmed crown. 2: Low footfall area. 3: Not pruned to any extent.	No action required.		Good	40+	7.20
									n/a	3	Good	B1.2	
G30	Early-Mature Mixed Species	av 9	3	O	M	av 350	av 3.5 4 4 3.5 each	1: Lapsed field boundary hedgerow with mature bramble. 2: Hawthorn, holly, elder, oak, sycamore, cherry, goat willow. 3: Potential wildlife habitat. 4: Some failed and hung up branches although low foot fall area.	No action required.		Good	40+	4.20
									n/a	3	Fair	B2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)			
G31	Early-Mature Pedunculate Oak <i>Quercus robur</i>	av 8	av 10	0.5	N	av 400	av 5 5 5 each	1: Natural colonisation within open ground. 2: Not pruned to any extent.	No action required.		Good	40+ B1	4.80
									n/a	3			
T32	Semi-Mature Pedunculate Oak <i>Quercus robur</i>	5	0.5	1	S	250	4 4 4	1: Natural colonisation within open ground. 2: Not pruned to any extent.	Prune for development - see Tree Removal Plan.		Good	40+ B1	3.00
									n/a	3			
G33	Early-Mature Pedunculate Oak <i>Quercus robur</i>	av 12	3	0	M	av 450	av 4 5 5 each	1: Natural colonisation. 2: Maturing group. 3: Good future potential.	Remove five trees for development - see Tree Removal Plan.		Good	40+ A1	5.40
									n/a	3			
W34	Early-Mature Mixed Species	av 17	3	0	M	av 400	av 6 6 6 each	1: Vigorous young/early mature, well-spaced copse woodland. Young oak and hazel establishing within the understory. 2: Good future potential. 3: Potential wildlife habitat.	Remove a section for development - see Tree Removal Plan.		Good	40+ A1.2	4.80
									n/a	3			
W35	Semi-Mature Aspen <i>Populus tremula</i>	av 16	2	0	M	av 300	av 3 3 3 each	1: Dense area of suckering aspen. 2: Unique arboricultural feature providing potential wildlife habitat. 3: Many vigorous elongated stems. 4: Birds nests noted.	Remove a section for development - see Tree Removal Plan.		Good	40+ A1.2	3.60
									n/a	3			
W36	Early-Mature Mixed Species	av 16	3	0	M	av 500	av 7 7 7 each	1: Small woodland copse. Dense holly understory throughout. 2: Ivy clad stems. 3: Some minor failed/snapped branches from silver maples.	No action required.		Good	40+ A2	6.00
									n/a	3			

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)			
G37	Early-Mature Mixed Species	av 13	av 5	o	M	av 450	av 4 5 each	1: Pruning wounds exhibiting decay cavities with good adaptive growth. 2: Dense bramble undergrowth.	No action required.		Good	20-40	5.40
									n/a	1	Fair	B1	
G38	Early-Mature Pedunculate Oak <i>Quercus robur</i>	av 9	av 0.5	o	M	av 400	av 4 4 each	1: Natural colonisation central to site in area of open ground. 2: Not pruned to any extent. 3: 1x cypress within group.	Remove six trees for development - see Tree Removal Plan.		Good	40+	4.80
									n/a	3	Good	B1.2	
G39	Semi-Mature Mixed Species	av 13	av 0.3	o	M	av 150	av 2 2 each	1: Dense area of predominantly wild cherry with hawthorn and sycamore. 2: Not pruned to any extent. 3: Potential wildlife habitat.	Remove a section for development - see Tree Removal Plan.		Good	40+	1.80
									n/a	3	Good	B2	
T40	Early-Mature London plane <i>Platanus x hispanica</i>	10	1	o	M	450	4 3	1: Restricted access and limited inspection. 2: Pruned in the past to remove low hanging lateral branches.	Facilitate access to resurvey.		Good	20-40	5.40
									Low	1	Fair	C1	
T41	Early-Mature London plane <i>Platanus x hispanica</i>	7	1	o	M	720	2 2	1: Restricted access and limited inspection. 2: Topped with juvenile regrowth.	Facilitate access to resurvey.		Good	20-40	8.64
									Low	1	Fair	C1	
G42	Semi-Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	av 6	o	o	M	av 250	av 1 1 each	1: Closely spaced adjacent to eastern boundary. 2: Acceptable condition at present.	No action required.		Good	20-40	3.00
									n/a	3	Good	C2	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)			
G43	Early-Mature Mixed Species	av 13	3	o	M	av 550	av 5 5 5 each	1: Sycamore, cherry, holly, Norway maple, ash, hazel. 2: Maple and sycamore have ivy clad stems. 3: Group has not seen any recent management. 4: Boundary group providing screen. 5: Currently adequate clearance from apartment block to east.	Prune for development - see Tree Removal Plan.		Good	20-40	6.60
									n/a	1	Good	B1	
G44	Early-Mature White Willow <i>Salix alba</i>	av 8	av 0.5	o	M	av 360	av 3 3 3 each	1: Natural colonisation within open area. 2: Not pruned to any extent. 3: Mature elder to south.	Remove for development - see Tree Removal Plan.		Good	40+	4.32
									n/a	n/a	Good	B2	
G45	Early-Mature Maple sp./Sycamore <i>Acer sp.</i>	av 16	3	o	M	av 380	av 5 5 each	1: Boundary group providing screen. 2: Not pruned to any extent. 3: Some damaged, broken branches within canopies from a large tree failure from within adjacent school grounds. Some branches still hung up within canopy. Snapped branches/stubs remain from failure.	Prune for development - see Tree Removal Plan.		Good	40+	4.56
									n/a	1	Good	B1.2	
G46	Early-Mature Mixed Species	av 7	av 0.5	o	M	av 390	av 3.5 3.5 each	1: Natural colonisation central to site. 2: 5x oak, 2x ash, 1 x hawthorn.	Remove six trees for development - see Tree Removal Plan.		Good	40+	4.68
									n/a	3	Good	B1.2	
G47	Young Mixed Species	av 7	av 0.4	o	M	av 150	av 3 3 each	1: Natural colonisation central to site. 2: Oak with willow, elder, poplar, hawthorn and dense bramble, raspberry understory. 3: Potential wildlife habitat.	Remove for development - see Tree Removal Plan.		Good	40+	1.80
									n/a	n/a	Good	B2	
T48	Mature Goat Willow <i>Salix caprea</i>	13	0.5	o	M	790	6 6 5 6	1: Included bark unions of co-dominant stems with no signs of failure. 2: Several crossing/fused branches. 3: Pruned in the past on an ad-hoc basis. 4: Low footfall area.	Remove for development - see Tree Removal Plan.		Good	20-40	9.48
									n/a	n/a	Fair	B1	

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)			
T49	Mature Lime sp. <i>Tilia</i> sp.	20	1	o	M	700	7 7 5	1: Ivy clad stem restricted assessment. 2: Epicormic growth. 3: Low footfall area. 4: Minor deadwood is of little concern.	Remove for development - see Tree Removal Plan.		Good	40+ B1.2	8.40
									n/a	n/a			
T50	Early-Mature Wild cherry <i>Prunus avium</i>	12	1	o	M	410	4 4 6	1: Bifurcated stem. 2: Canopy and stem biased west. 3: Suppressed by adjacent trees.	Remove for development - see Tree Removal Plan.		Good	20-40 C1	4.92
									n/a	n/a			
T51	Early-Mature Lime sp. <i>Tilia</i> sp.	16	3	o	M	660	5 5 3	1: Ivy clad stem. 2: Multiple stemmed form. 3: Included bark unions of co-dominant stems with no signs of failure. 4: Low footfall area. 5: Squirrels drey in canopy.	Remove for development - see Tree Removal Plan.		Good	20-40 B2	7.92
									n/a	n/a			
T52	Early-Mature Goat willow <i>Salix caprea</i>	5	0.5	o	M	440	3 3 5	1: Emerging from under steel school security fencing. 2: Suppressed and biased stems and crown. 3: Acceptable condition at present. 4: Contributes to boundary.	Remove for development - see Tree Removal Plan.		Good	20-40 C1	5.28
									n/a	n/a			
G53	Early-Mature Mixed Species	av 10	av 0.5	o	M	av 250	av 4 4 each	1: Offsite boundary planting around adjacent school perimeter. 2: Predominantly hawthorn with occasional ash, willow. 3: Canopies to west overhanging the boundary and abrading/growing through steel security fencing in places. 4: Acceptable condition at present with fence remaining viable.	Prune for development - see Tree Removal Plan.		Good	40+ B2	3.00
									n/a	3			
G54	Young Pedunculate Oak <i>Quercus robur</i>	av 5	2	o	M	av 150	av 2 2 each	1: Natural colonisation central to site. 2: Not pruned to any extent. 3: Occasional apple and dogwood.	Remove for development - see Tree Removal Plan.		Good	40+ B2	1.80
									n/a	n/a			

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species (Common Name) (Botanical Name)	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	Structural Condition	Retention Category	(m)
G55	Early-Mature Mixed Species	av 12	av 0.3	O	M	av 400	av 5 6 5 5 each	1: Oak, goat willow, silver birch, whitebeam, ash. 2: Self set group atop manmade mounded bund. 3: Not pruned to any extent. 4: Potential wildlife habitat.	Remove for development - see Tree Removal Plan.		Good	40+	4.80
									n/a	n/a	Good	B1.2	
G56	Early-Mature Mixed Species	av 19	3	O	M	av 600	av 8 8 6 8 each	1: Silver maple, oak, goat willow, sycamore, hazel, silver birch, lime sp. 2: Provides screening from adjacent road. 3: Not pruned to any extent. 4: Some trees growing through old tarmacadum surface. 5: Potential wildlife habitat.	No action required.		Good	40+	7.20
									n/a	3	Good	A1.2	
G57	Semi-Mature Cherry Laurel <i>Prunus laurocerasus</i>	av 5	2	O	M	av 200	av 2 2.5 2.5 2 each	1: Lapsed planted ornamental boundary hedgerow. 2: Self set elder growing within hedge. 3: Area of dogwood to north. 4: Has not seen any recent management. 5: Provides good screen from road to south.	Remove a section for development - see Tree Removal Plan.		Good	40+	2.40
									n/a	3	Fair	C1	

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category/Life Stage:	Young Usually <15 years Semi-Mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-Mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height :	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem ('M' denotes stems arising from multiple orientations).
Crown Spread:	Measurements taken from all four cardinal points in metres.
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 – Tree Retention Categories

The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 Retention Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
BS 5837: 2012 Retention Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
BS 5837: 2012 Retention Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

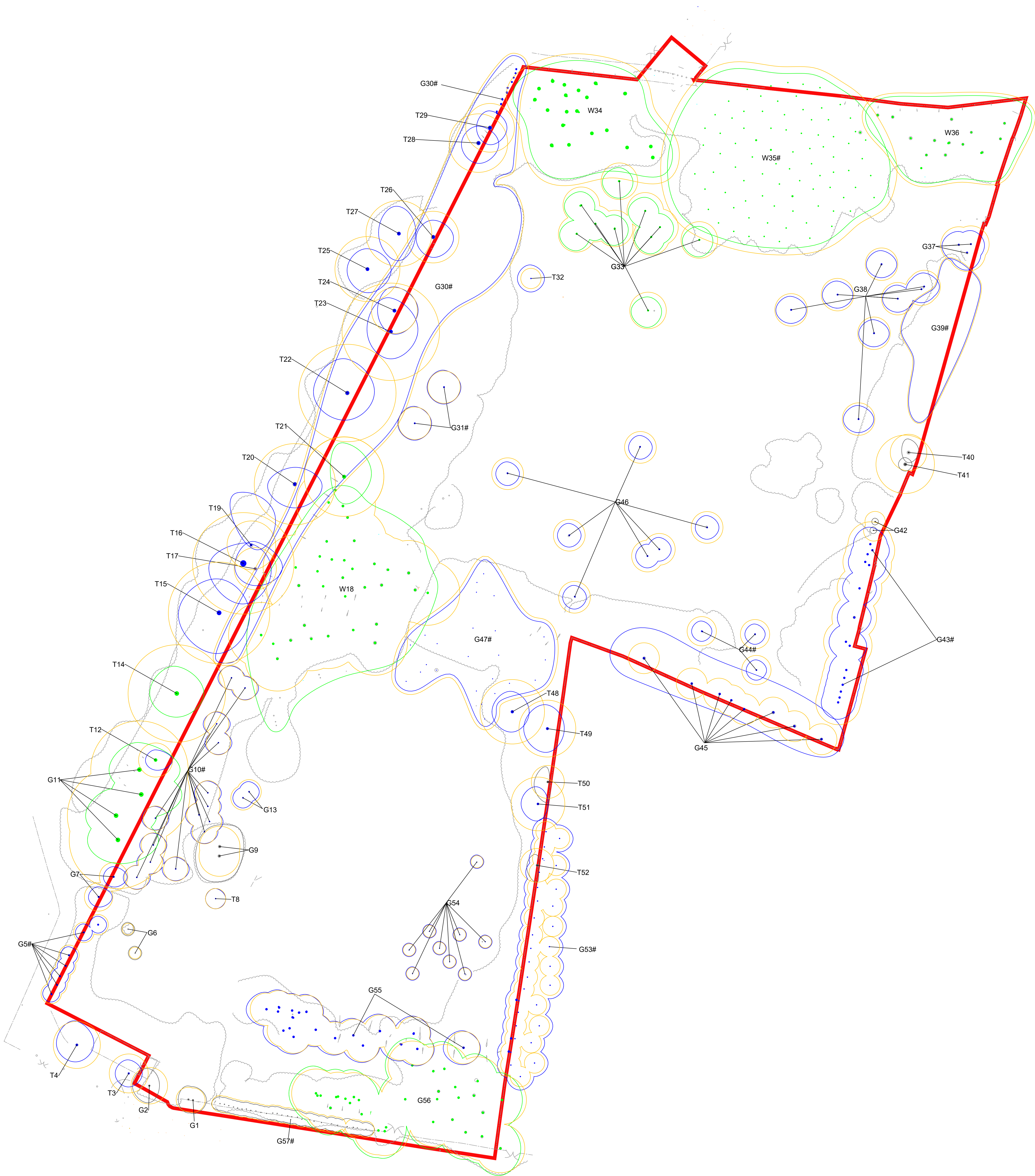
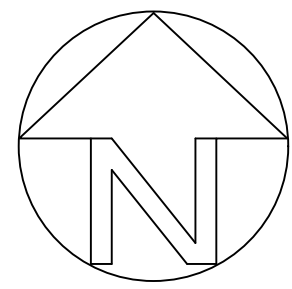
Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Index

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.

Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Root Protection Area (RPA)
	Position Estimated on Site
	Redline Site Boundary

Client:
STEP PLACES, SOUTHWAY HOUSING TRUST AND MANCHESTER METROPOLITAN UNIVERSITY

Project:
RYEBANK, CHORLTON

Drawn:
AB

Checked:
AH

Approved:
AB

Date:
21/11/23

Issue:
PLANNING

Title:
TREE CONSTRAINTS PLAN

Dwg No:
UG_1910_ARB_TCP_01

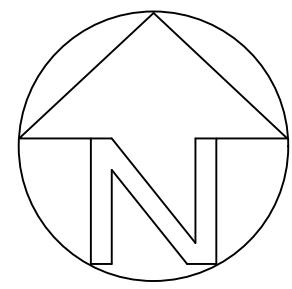
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1:500

Revision:
00



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Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Retained Tree
	Removed Tree
	Extents of Pruning
	Position Estimated on Site
	Redline Site Boundary

02	08/01/25	UPDATED PROPOSAL	AH	MK
01	13/12/24	UPDATED PROPOSAL	AH	MK
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

Client:	Project:	Drawn:	Checked:	Approved:	Date:
STEP PLACES, SOUTHWAY HOUSING TRUST AND MANCHESTER METROPOLITAN UNIVERSITY	RYEBANK, CHORLTON	AB	AH	AB	27/11/23
Issue:	Title:	Dwg No:	Scale @ A0:	Revision:	
PLANNING	TREE REMOVAL PLAN	UG_1910_ARB_TRP_01	1:500	02	



A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

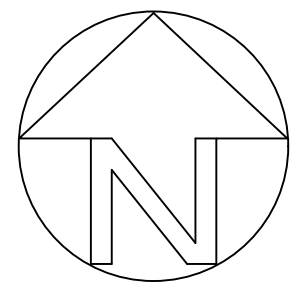
weareurbangreen.co.uk

Tree Works Schedule

Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason	
G1	C	Ash	Fell to ground level	To facilitate the proposed development	
G2		Mixed species			
G5	B		Crown lift canopy to east of northernmost tree to 3m above ground level		
G6	C	Goat willow	Fell to ground level		
G7	B	Sycamore	Crown lift canopy to south of northernmost tree to 3m above ground level		
T8	B	Sessile oak	Crown lift canopy to east to 3m above ground level		
T32		Pedunculate oak	Crown lift canopy to west to 3m above ground level		
G33	A		Fell five easternmost trees to ground level		
W34	A	Mixed species	Remove a section to the east, as indicated on the Tree Removal Plan		
W35		Aspen	Remove a section to the south, as indicataed on the Tree Removal Plan		
G38	B	Pedunculate oak	Fell six trees within group to ground level, as indicated on the Tree Removal Plan		
G39		Mixed species	Remove a section to the west, as indicated on the Tree Removal Plan		
G43			Crown lift canopies to west to 5m above ground level		
G44		Goat willow	Fell to ground level		
G45		Maple sp.	Crown lift canopies to north to 5m above ground level		
G46		Mixed species	Fell six trees within group to ground level, as indicated on the Tree Removal Plan		
G47			Fell to ground level		
T48		Goat willow			
T49		Lime			
T50	C	Wild cherry			
T51	B	Lime			
T52	C	Goat willow	Crown lift canopies to west to 5m above ground level		
G53	B	Mixed species			
G54		Pedunculate oak	Fell to ground level		
G55		Mixed species			
G57	C	Cherry laurel	Remove a section to the west, as indicated on the Tree Removal Plan		

02	08/01/25	UPDATED PROPOSAL	AH	MK
01	13/12/24	UPDATED PROPOSAL	AH	MK
REV.	DATE	DESCRIPTION	DRAWN	CHK'D
URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk				
Client: STEP PLACES, SOUTHWAY HOUSING TRUST AND MANCHESTER METROPOLITAN UNIVERSITY				
Project: RYEBANK, CHORLTON				
Title: TREE WORKS SCHEDULE				
Issue: PLANNING				
Drawn:	AB	Checked:	AM	Approved: AB
Project:	UG1910	Scale @ A0:	N/A	Date: 12/12/23
Dwg No:	UG_1910_ARB_TWS_01			Revision: 02

Notes:-



	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Retained Tree
	Root Protection Area (RPA)
	Position Estimated on Site
	Redline Site Boundary
	Protective Fencing (See Insert 1 & Insert 2)
	Ground Protection (See Insert 3)
	Arboricultural Supervised Excavation
	Cellular Confinement System

03	29/01/25	UPDATED FOR DRAINAGE STRATEGY	AH	MK
02	08/01/25	UPDATED PROPOSAL	AH	MK
01	13/12/24	UPDATED PROPOSAL	AH	MK
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

Client:
STEP PLACES, SOUTHWAY HOUSING TRUST AND MANCHESTER METROPOLITAN UNIVERSITY

Project:
RYEBANK, CHORLTON

Drawn:
AB

Checked:
AH

Approved:
AB

Date:
21/11/23

Issue:
PLANNING

Title:
TREE PROTECTION PLAN

Dwg No:
UG_1910_ARB_TPP_01

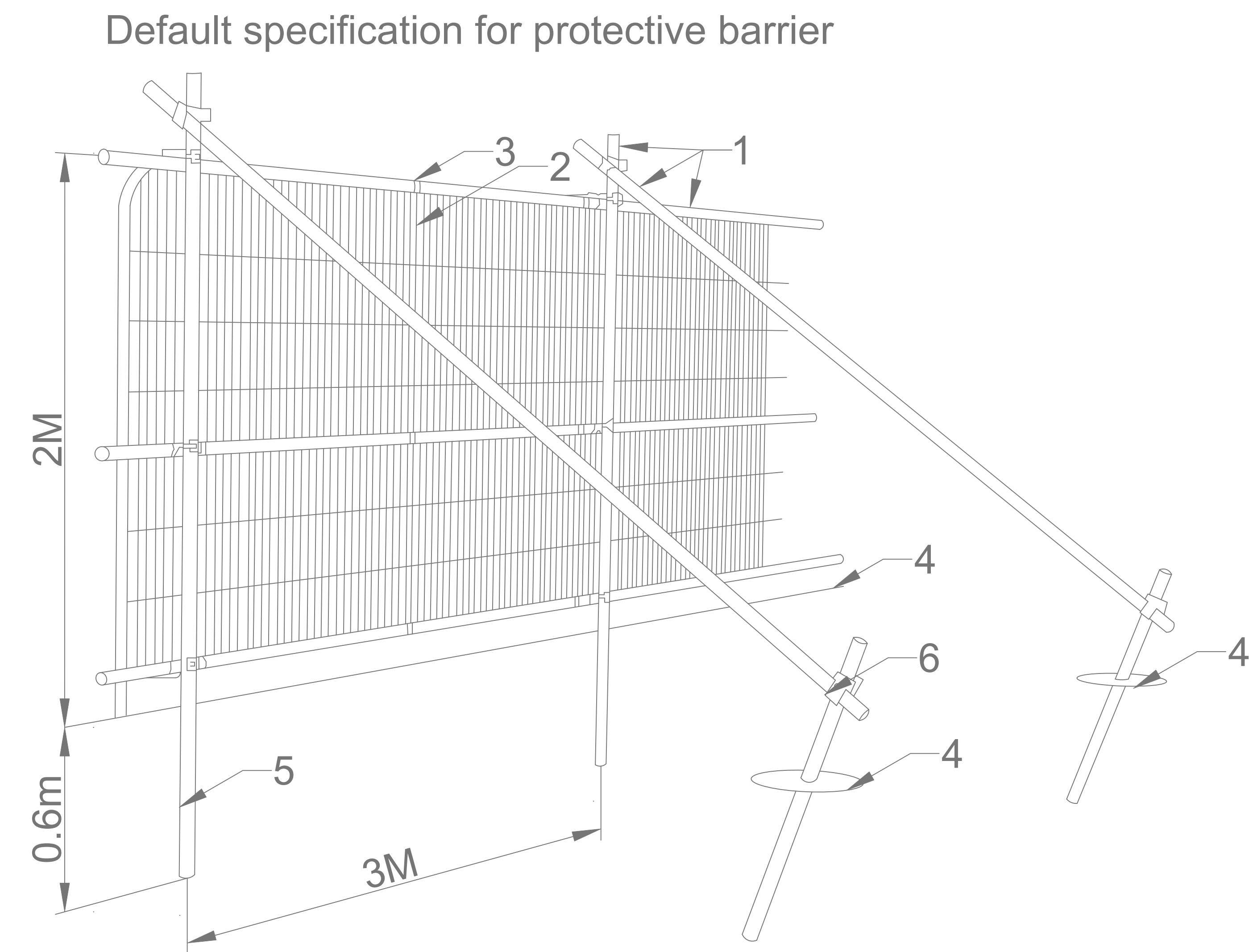
Scale @ A0:
1:500

Revision:
03



A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF
T: +44 (0) 161 312 3131
weareurbangreen.co.uk

Insert 1: Tree Protective Fencing Specification

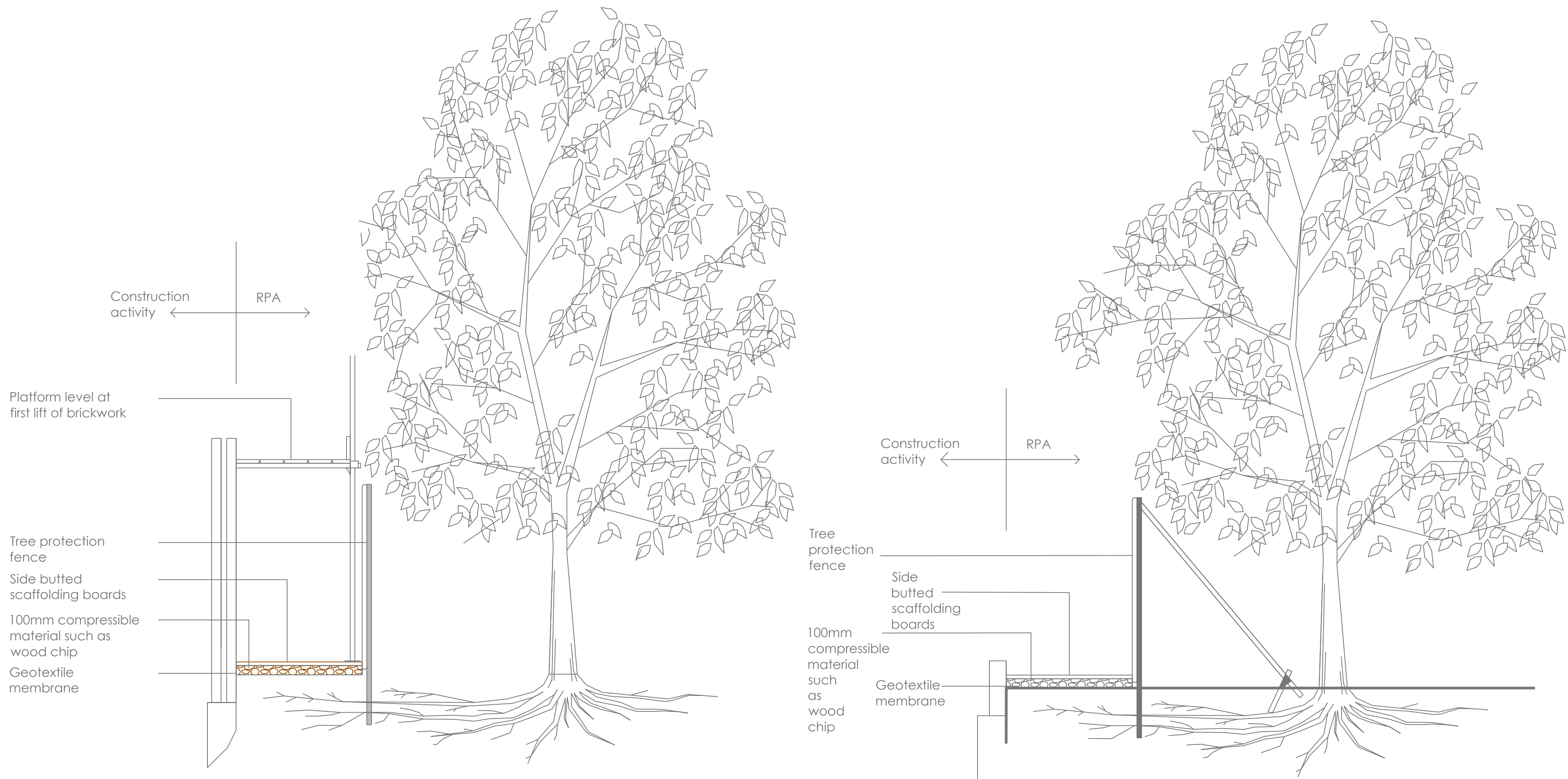


- Key
- 1 Standard scaffold poles
 - 2 Heavy gauge 2m tall galvanised tube and welded mesh infill panels
 - 3 Panels secured to upright and cross-members with wire ties
 - 4 Ground level
 - 5 Uprights driven into the ground untill secure (minimum depth 0.6m)
 - 6 Standard scaffold clamps

Insert 2: Tree Protection Notice



Insert 3: Ground Protection Specification



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Notes:-

01	13/12/24	UPDATED PROPOSAL	AH	MK
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk			
Client: STEP PLACES, SOUTHWAY HOUSING TRUST AND MANCHESTER METROPOLITAN UNIVERSITY			
Project: RYEBANK, CHORLTON			
Title: TREE PROTECTION INDEX			
Issue: PLANNING			
Drawn: AB	Checked: AM	Approved: AB	
Project: UG1910	Scale @ A0: N/A	Date: 12/12/23	
Dwg No: UG_1910_ARB_TPI_01		Revision: 01	