# Arboricultural Impact Assessment and Method Statement

B&M Premises, Kingsway, Burnage

Reference: 81-211-R1-4

Date: October 2024

# ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

**B&M Premises, Kingsway, Burnage**

Prepared for:
**Triple Jersey Limited**

**Report Ref: 81-211-R1-4**
**Date Issued: 16/10/2024**

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# EXECUTIVE SUMMARY

| | |
|---|---|
| **Site Address** | B&M Premises, Kingsway, Burnage, M19 1BB |
| **OS Grid Reference** | SJ 86315 93164 |
| **Site Area** | Approximately 1.5 ha |
| **Results** | The site survey identified a total of 59 individual trees and three groups of trees on and adjacent to the site. These included one individual tree graded Category A (trees of high value), 36 individual trees graded Category B (trees of moderate value), 20 individual trees and three groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention). |
| **Recommendations** | An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of 20 individual trees graded 'B' category, 12 individual trees and one group of trees graded 'C' category.<br><br>Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.<br><br>All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014 and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations.<br><br>Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.<br><br>Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.<br><br>Site operations involving plant with booms, jibs and counterweights should be planned to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.<br><br>All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of runoff into the RPA.<br><br>All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.<br><br>This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation. |

# 1. BACKGROUND

## 1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Triple Jersey Limited to produce an Arboricultural Impact Assessment (AIA) and Method Statement relating to proposed construction works at B&M Premises, Kingsway, Burnage, M19 1BB, hereafter referred to as 'the site'.

The purpose of the report is to:

- Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)[1], hereafter referred to as 'BS5837: 2012'.
- Identify trees suitable for retention and for removal due to the proposed development.
- Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- Prescribe arboricultural recommendations for the long-term management of trees on the site.
- If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

## 1.2. SITE DETAILS

The site is located at B&M Premises, Kingsway, Burnage, M19 1BB and is within the administrational boundaries of Manchester City Council. The site comprises a large commercial building and, an associated car park with amenity trees and shrub planting.

Cranfield (2022)[2] identified the soil type of the site and the surrounding area as slowly permeable seasonally wet acid loamy and clayey soils. No further detailed soil analysis was undertaken.

## 1.3. LEGISLATION

Correspondence with Manchester City Council has identified that there are no Tree Preservation Orders. (TPO) within the site and the site does not fall within a Conservation Area.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and in the interests of the safe operation of the undertaking;

[1] British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations.* British Standards Institute, London
[2] Cranfield (2022). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 16th February 2023]

- In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.
- To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.

Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

## 1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

## 1.5. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

## 1.6. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2023) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey be undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below-ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify

those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

### 1.6.1. NATIONAL PLANNING POLICY FRAMEWORK 2023

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.

# 2. METHODS

## 2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 13th March 2023. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

TABLE 2.1 BS 5837 CASCADE CHART (ADAPTED FROM BRITISH STANDARDS, 2012)

| CATEGORY | DEFINITION | RETENTION | COLOUR CODE |
|---|---|---|---|
| **CATEGORY A** | Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, especially if rare or unusual. | Highly desirable | **Light green** |
| **CATEGORY B** | Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation. | Desirable | **Dark blue** |

| CATEGORY | DEFINITION | RETENTION | COLOUR CODE |
|---|---|---|---|
| **CATEGORY C** | Trees of low quality with an estimated remaining contribution of at least 10 years, or 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. | Feasible, but should be removed if posing a constraint to development | **Grey** |
| **CATEGORY U** | Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees. | Unfeasible | **Dark red** |

## 2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75 mm, (measured at 1.5 m above ground level), have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75 mm were present within the study area.

Some sections of the study area were covered with dense undergrowth or located within adjacent land, preventing a full assessment and an accurate measurement of some trees. Where tree survey data has been estimated (based on assessments from the nearest safe vantage points). These trees are denoted by a # in the associated schedules.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

## 2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.

# 3. TREE SURVEY ASSESSMENT

## 3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 59 individual trees and three groups of trees on and adjacent to the site. These included one individual tree graded Category A (trees of high value), 36 individual trees graded Category B (trees of moderate value), 20 individual trees and three groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention).

TABLE 3.1 TREE CATEGORIES RECORDED

| TREE CATEGORY | NO. OF INDIVIDUAL TREES | NO. OF GROUPS OF TREES | NO. OF HEDGEROWS | NO. OF WOODLANDS |
|---|---|---|---|---|
| CATEGORY A (TREES OF HIGH QUALITY) | 1 | 0 | 0 | 0 |
| CATEGORY B (TREES OF MODERATE QUALITY) | 36 | 0 | 0 | 0 |
| CATEGORY C (TREES OF LOW QUALITY) | 20 | 3 | 0 | 0 |
| CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION) | 2 | 0 | 0 | 0 |
| TOTALS | **59** | **3** | **0** | **0** |

## 3.2. TREE SPECIES DIVERSITY

A variety of species were recorded during the survey and are represented throughout the study area. Species of trees recorded include Alder (*Alnus glutinosa*), Ash (*Fraxinus excelsior*), Cherry plum (*Prunus cerasifera*), Elm (*Ulmus procera*), False acacia (*Robinia pseudoacacia*), Field maple (*Acer campestre*), Goat willow (*Salix caprea*), Hawthorn (*Crataegus monogyna*), Italian alder (*Alnus cordata*), Lime (*Tilia × europaea*), Norway maple (*Acer platanoides*), Oak (*Quercus robur*), Silver birch (*Betula pendula*), Swedish whitebeam (*Sorbus intermedia*), Sycamore (*Acer pseudoplatanus*), Spindle (*Euonymus europaeus*), Turkey oak (*Quercus cerris*) and Whitebeam (*Sorbus aria*).

Tree data can be viewed in **Appendix I: Tree Survey Schedule**. A selection of photographs of trees can be viewed in **Appendix II: Photographs.** Tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

# 4. IMPACT ASSESSMENT

## 4.1. TREE REMOVALS DUE TO DEVELOPMENT

From the information provided to date, it is projected that, as detailed in Table 4.1, construction of the development as proposed will require the removal of 20 individual trees graded 'B' category, 12 individual trees and one group of trees graded 'C' category.

TABLE 4.1 TREE REMOVALS REQUIRED TO ACCOMMODATE DEVELOPMENT PROPOSALS

| CATEGORY | REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT | TOTAL NO. OF REMOVALS |
|---|---|---|
| CATEGORY A | - | 0 trees |
| CATEGORY B | T3, T4, T5, T9, T10, T11, T12, T13, T15, T16, T18, T19, T23, T24, T25, T27, T30, T31, T32, T37 | 20 trees |
| CATEGORY C | T1, T2, T6, T14, T17, T20, T21, T22, T29, T57, T58, T59<br>G2 | 12 trees<br>1 group |
| CATEGORY U | - | 0 trees |

## 4.2. MITIGATION FOR TREE LOSS

As detailed on the Tree Impact and Protection Plan, and in Table 4.1, 20 individual trees of moderate quality and, 12 individual trees and one group of trees of low quality are proposed for removal in order to facilitate the proposals. Consequently, specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014 and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations.

Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, or by temporary ground protection measures thereby keeping the trees' root zones free from disturbance.

## 4.3. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of runoff into the RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in Section 7.2.1 of BS5837:2012.

All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in Section 8 of BS5837:2012.

## 4.4. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.

# 5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 59 individual trees and three groups of trees on and adjacent to the site. These included one individual tree graded Category A (trees of high value), 36 individual trees graded Category B (trees of moderate value), 20 individual trees and three groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention).

An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of 20 individual trees graded 'B' category, 12 individual trees and one group of trees graded 'C' category.

Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014 and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010: Tree Work – Recommendations.

Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of runoff into the RPA.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.

# 6. ARBORICULTURAL METHOD STATEMENT

## 6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 6.1.

TABLE 6.1 TIMING OF WORKS

| STAGE | WORKS |
|---|---|
| 1 | Site induction |
| 2 | Install temporary tree protection fencing. |
| 3 | Inspection by arboriculturist |
| 4 | Carry out construction works, subject to precautionary measures. |
| 5 | Remove tree protection fencing once the works is complete. |
| 6 | Final inspection by an arboricultural consultant |

## 6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

## 6.3. TREE PROTECTION FENCING

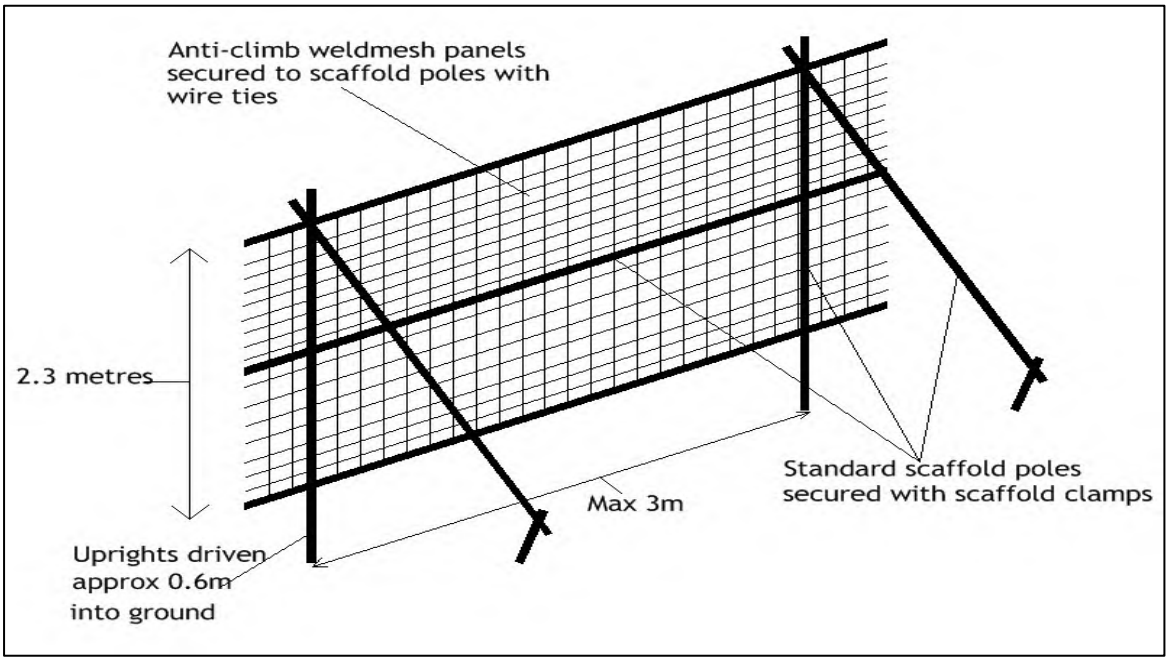
Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary tree protection fencing.

Tree protection fencing will consist of a vertical scaffold framework, well braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 6.1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced-off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.

FIGURE 6.1 TREE PROTECTION FENCING SPECIFICATION




## 6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy-duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.

# 7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

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# END OF REPORT

# APPENDIX I TREE SURVEY SCHEDULE

A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

TABLE A.1 KEY FOR TREE TABLES

| KEY | |
|---|---|
| SPECIES | Common name and scientific name |
| HEIGHT | Measured to nearest 0.5 m |
| C.C | Height of crown clearance, measured to nearest 0.5 m |
| DBH | Diameter at breast height (1.5 m), in centimetres |
| CROWN SPREAD | Measured to nearest 0.5 m |
| AGE | Y - sapling/newly planted tree |
| | SM - semi-mature; tree in 1/3 of estimated lifespan |
| | EM - early-mature; tree in 2/3 of estimated lifespan |
| | M -mature; tree in 3/3 of estimated lifespan |
| | V - Veteran tree |
| ERC | Safe useful life expectancy of tree, in years |
| CATEGORY | See cascade chart (Table 1.1) |
| # | Estimated value |

TABLE A.2 TREE DATA

| TREE NO. | SPECIES | HEIGHT (M) | DBH (MM) | CROWN SPREAD | | | | HEIGHT OF C.C | AGE | COMMENTS | ERC | CATEGORY | RPA (M²) | RPA RADIUS (M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | E | S | W | | | | | | | |
| T1 | Cherry plum (*Prunus cerasifera*) | 4 | 150 | 1 | 1 | 2 | 3 | 2 | SM | Epicormic shoots around base. | 10+ | C1 | 10 | 1.8 |
| T2 | Cherry plum (*Prunus cerasifera*) | 5 | 180 | 2 | 3 | 1 | 3 | 2 | SM | Epicormic shoots around base. Tree tie occluded in stem at base. | 10+ | C1 | 15 | 2.2 |
| T3 | Swedish whitebeam (*Sorbus intermedia*) | 7 | 400 | 3 | 3 | 3 | 3 | 2 | EM | No signs of ill health or significant structural defects. | 20+ | B1 | 72 | 4.8 |
| T4 | Swedish whitebeam (*Sorbus intermedia*) | 7 | 460 | 3 | 3 | 3 | 3 | 2 | EM | Tight fork unions at approximately 2m. | 20+ | B1 | 96 | 5.5 |
| T5 | Swedish whitebeam (*Sorbus intermedia*) | 7 | 450 | 3 | 3 | 3 | 3 | 2 | EM | Tight fork unions at approximately 1.8m. | 20+ | B1 | 92 | 5.4 |
| T6 | Sycamore (*Acer pseudoplatanus*) | 6 | 200 | 2 | 3 | 1 | 3 | 3 | SM | Crown suppressed on south side by adjacent tree. | 10+ | C1 | 18 | 2.4 |
| T7 | Sycamore (*Acer pseudoplatanus*) | 7 | 140 x 8 stems | 3 | 3 | 3 | 3 | 3 | SM | Multiple stems at ground level. | 10+ | C1 | 71 | 4.8 |
| T8 | Turkey oak (*Quercus cerris*) | 13 | 450 | 6 | 5 | 5 | 6 | 3 | EM | Branches touching street light. | 20+ | B1 | 92 | 5.4 |
| T9 | Sycamore (*Acer pseudoplatanus*) | 12 | 160 x 6 stems | 3 | 4 | 4 | 4 | 2 | EM | Multiple stems at ground level. | 20+ | B1 | 70 | 4.7 |
| T10 | Lime (*Tilia × europaea*) | 14 | 600 | 5 | 5 | 5 | 4 | 2 | M | Epicormic shoots around base. | 20+ | B1 | 163 | 7.2 |

| TREE NO. | SPECIES | HEIGHT (M) | DBH (MM) | CROWN SPREAD | | | | HEIGHT OF C.C | AGE | COMMENTS | ERC | CATEGORY | RPA (M²) | RPA RADIUS (M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | E | S | W | | | | | | | |
| T11 | Ash (*Fraxinus excelcior*) | 14 | 570 | 6 | 5 | 1 | 4 | 2 | EM | Mutual suppression with adjacent trees. Ivy on stem. | 20+ | B1 | 147 | 6.8 |
| T12 | Ash (*Fraxinus excelcior*) | 14 | 500 | 4 | 5 | 5 | 2 | 3 | EM | Mutual suppression with adjacent trees. | 20+ | B1 | 113 | 6.0 |
| T13 | Ash (*Fraxinus excelcior*) | 14 | 500 | 3 | 3 | 5 | 6 | 3 | EM | Mutual suppression with adjacent trees. | 20+ | B1 | 113 | 6.0 |
| T14 | Turkey oak (*Quercus cerris*) | 3 | 90 | 1 | 1 | 1 | 1 | 0 | Y | No signs of ill health or significant structural defects. | 10+ | C1 | 4 | 1.1 |
| T15 | Silver birch (*Betuls pendula*) | 12 | 370 | 3 | 3 | 4 | 4 | 3 | EM | Snapped hanging branch at 2m on south side. Multiple pruning wound on stem. | 20+ | B1 | 62 | 4.4 |
| T16 | Silver birch (*Betuls pendula*) | 11 | 270 | 4 | 4 | 3 | 3 | 2 | EM | Old pruning wound at base on northwest side with decay cavity forming. | 20+ | B1 | 33 | 3.2 |
| T17 | Silver birch (*Betuls pendula*) | 6 | 170 | 3 | 2 | 3 | 3 | 2 | SM | Old tear out wound on stem at 1.5m. Dead twigs and shoots throughout crown. | 10+ | C1 | 13 | 2.0 |
| T18 | Silver birch (*Betuls pendula*) | 7 | 250 | 2 | 4 | 4 | 3 | 1 | EM | Mutual suppression with adjacent trees. | 20+ | B1 | 28 | 3.0 |
| T19 | Turkey oak (*Quercus cerris*) | 7 | 220<br>200 | 2 | 4 | 3 | 3 | 1 | SM | Twin stemmed at 1m. | 20+ | B1 | 40 | 3.6 |

| TREE NO. | SPECIES | HEIGHT (M) | DBH (MM) | CROWN SPREAD | | | | HEIGHT OF C.C | AGE | COMMENTS | ERC | CATEGORY | RPA (M²) | RPA RADIUS (M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | E | S | W | | | | | | | |
| T20 | Sycamore (*Acer pseudoplatanus*) | 7 | 190<br>150<br>140<br>120 | 3 | 3 | 2 | 3 | 2 | SM | Multiple stems at ground level. | 10+ | C1 | 42 | 3.7 |
| T21 | Sycamore (*Acer pseudoplatanus*) | 5 | 130<br>110<br>100 | 1 | 2 | 1 | 2 | 2 | SM | Multiple stems at ground level. | 10+ | C1 | 18 | 2.4 |
| T22 | Ash (*Fraxinus excelcior*) | 5 | 100<br>90<br>60 | 0.5 | 1 | 0.5 | 1 | 2 | Y | Multiple stems at ground level. | 10+ | C1 | 10 | 1.8 |
| T23 | Lime (*Tilia × europaea*) | 6 | 270 | 4 | 3 | 2 | 3 | 2 | SM | Epicormic shoots around base. | 20+ | B1 | 33 | 3.2 |
| T24 | Lime (*Tilia × europaea*) | 6 | 250 | 2 | 2 | 1 | 4 | 2 | SM | Epicormic shoots around base. | 20+ | B1 | 28 | 3.0 |
| T25 | Lime (*Tilia × europaea*) | 7 | 280 | 2 | 4 | 4 | 3 | 2 | SM | Tree tie occluded into stem. | 20+ | B1 | 35 | 3.4 |
| T26 | Turkey oak (*Quercus cerris*) | 12 | 440 | 4 | 4 | 5 | 4 | 3 | EM | No signs of ill health or significant structural defects. | 20+ | B1 | 88 | 5.3 |
| T27 | Norway maple (*Acer platanoides*) | 12 | 420 | 5 | 4 | 3 | 4 | 2 | EM | Exposed surface roots on north side. Mutual suppression with adjacent trees. | 20+ | B1 | 80 | 5.0 |
| T28 | Norway maple (*Acer platanoides*) | 12 | 300 | 2 | 5 | 4 | 2 | 2 | SM | Mutual suppression with adjacent trees. | 20+ | B1 | 41 | 3.6 |
| T29 | Silver birch (*Betuls pendula*) | 6 | 160 | 1 | 1 | 4 | 3 | 2 | SM | Suppressed by adjacent trees. | 10+ | C1 | 12 | 1.9 |

| TREE NO. | SPECIES | HEIGHT (M) | DBH (MM) | CROWN SPREAD | | | | HEIGHT OF C.C | AGE | COMMENTS | ERC | CATEGORY | RPA (M²) | RPA RADIUS (M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | E | S | W | | | | | | | |
| T30 | False acacia (*Robinia pseudoacacia*) | 10 | 520 | 6 | 5 | 3 | 5 | 2 | EM | Dense undergrowth preventing full visual inspection. | 20+ | B1 | 122 | 6.2 |
| T31 | False acacia (*Robinia pseudoacacia*) | 11 | 320 | 3 | 5 | 2 | 5 | 5 | EM | No signs of ill health or significant structural defects. | 20+ | B1 | 46 | 3.8 |
| T32 | False acacia (*Robinia pseudoacacia*) | 10 | 500 | 2 | 4 | 6 | 5 | 2 | EM | Dense undergrowth preventing full visual inspection. | 20+ | B1 | 113 | 6.0 |
| T33 | Field maple (*Acer campestre*) | 5 | 220 | 3 | 2 | 2 | 4 | 2 | SM | No signs of ill health or significant structural defects. | 20+ | B1 | 22 | 2.6 |
| T34 | Field maple (*Acer campestre*) | 6 | 230 | 2 | 3 | 2 | 1 | 2 | SM | Dense undergrowth preventing full visual inspection. | 20+ | B1 | 24 | 2.8 |
| T35 | Field maple (*Acer campestre*) | 7 | 330 | 3 | 4 | 4 | 4 | 0 | SM | Ivy on stem. | 20+ | B1 | 49 | 4.0 |
| T36 | Field maple (*Acer campestre*) | 8 | 350 | 3 | 3 | 4 | 3 | 1 | SM | No signs of Ill health or significant structural defects. | 20+ | B1 | 55 | 4.2 |
| T37 | Italian alder (*Alnus cordata*) | 17 | 430 | 4 | 4 | 4 | 2 | 3 | EM | Previously pruned back from building. | 20+ | B1 | 84 | 5.2 |
| T38 | Silver birch (*Betuls pendula*) | 10 | 310 | 4 | 4 | 3 | 4 | 2 | EM | Moderate lean towards east. | 10+ | C1 | 43 | 3.7 |

| TREE NO. | SPECIES | HEIGHT (M) | DBH (MM) | CROWN SPREAD | | | | HEIGHT OF C.C | AGE | COMMENTS | ERC | CATEGORY | RPA (M²) | RPA RADIUS (M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | E | S | W | | | | | | | |
| T39 | Silver birch (*Betuls pendula*) | 7 | 200 | 2 | 2 | 2 | 3 | 2 | SM | Tree tie occluded in stem. Suppressed by adjacent trees. | 10+ | C1 | 18 | 2.4 |
| T40 | Oak (*Quercus robur*) | 16 | 540 | 6 | 6 | 5 | 5 | 4 | EM | No signs of ill health or significant structural defects. | 20+ | B1 | 132 | 6.5 |
| T41 | Norway maple (*Acer platanoides*) | 13 | 430 | 4 | 5 | 6 | 4 | 3 | EM | Previously pruned back on west side. | 20+ | B1 | 84 | 5.2 |
| T42 | Whitebeam (*Sorbus aria*) | 6 | 240 | 2 | 2 | 2 | 1 | 2 | SM | Dead tree. | <10 | U | 26 | 2.9 |
| T43 | Turkey oak (*Quercus cerris*) | 17 | 670 | 7 | 6 | 7 | 7 | 3 | M | Dense undergrowth and ivy preventing full visual inspection. | 40+ | A1 | 203 | 8.0 |
| T44 | Whitebeam (*Sorbus aria*) | 5 | 230 | 2 | 1 | 3 | 3 | 2 | SM | Suppressed by adjacent trees. | 10+ | C1 | 24 | 2.8 |
| T45 | Ash (*Fraxinus excelcior*) | 12 | 370 | 5 | 3 | 1 | 4 | 3 | EM | Suppressed on south side. Ivy on stem. | 20+ | B1 | 62 | 4.4 |
| T46 | Turkey oak (*Quercus cerris*) | 12 | 450 | 5 | 6 | 5 | 3 | 3 | EM | Mutual suppression with adjacent trees. | 20+ | B1 | 92 | 5.4 |
| T47 | Ash (*Fraxinus excelcior*) | 13 | 310 | 3 | 4 | 4 | 1 | 4 | EM | Mutual suppression with adjacent trees. | 20+ | B1 | 43 | 3.7 |
| T48 | Ash (*Fraxinus excelcior*) | 13 | 330 | 4 | 2 | 3 | 2 | 5 | EM | Previously pruned back on west side. | 20+ | B1 | 49 | 4.0 |
| T49 | Ash (*Fraxinus excelcior*) | 14 | 330 | 3 | 3 | 3 | 2 | 7 | EM | Previously pruned back on west side. | 20+ | B1 | 49 | 4.0 |

| TREE NO. | SPECIES | HEIGHT (M) | DBH (MM) | CROWN SPREAD | | | | HEIGHT OF C.C | AGE | COMMENTS | ERC | CATEGORY | RPA (M²) | RPA RADIUS (M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | E | S | W | | | | | | | |
| T50 | Ash (*Fraxinus excelcior*) | 7 | 320 | 1 | 3 | 3 | 1 | 4 | EM | Approximately 50% crown dieback. | <10 | U | 46 | 3.8 |
| T51 | Elm (*Ulmus procera*) | 5 | 130<br>130<br>90 | 0.5 | 2 | 2 | 0.5 | 2 | SM | Multiple stems at ground level. Suppressed by adjacent trees. | 10+ | C1 | 19 | 2.5 |
| T52 | Ash (*Fraxinus excelcior*) | 12 | 230 | 2 | 4 | 2 | 3 | 5 | SM | No signs of ill health or significant structural defects. | 20+ | B1 | 24 | 2.8 |
| T53 | Ash (*Fraxinus excelcior*) | 13 | 310 | 1 | 4 | 3 | 1 | 3 | EM | Previously pruned back on west side. | 20+ | B1 | 43 | 3.7 |
| T54 | Ash (*Fraxinus excelcior*) | 12 | 250 | 2 | 4 | 3 | 0.5 | 3 | SM | Dead twigs and shoots throughout crown typical of ash dieback. | 10+ | C1 | 28 | 3.0 |
| T55 | Ash (*Fraxinus excelcior*) | 12 | 250 | 1 | 2 | 5 | 2 | 2 | SM | Dead twigs and shoots throughout crown typical of ash dieback. | 10+ | C1 | 28 | 3.0 |
| T56 | Elm (*Ulmus procera*) | 8 | 230 | 2 | 3 | 3 | 0 | 3 | SM | Suppressed by adjacent trees. | 10+ | C1 | 24 | 2.8 |
| T57 | Ash (*Fraxinus excelcior*) | 5 | 150 | 2 | 2 | 2 | 2 | 1 | SM | Dense undergrowth preventing full visual inspection. | 10+ | C1 | 10 | 1.8 |
| T58 | Goat willow (*Salix caprea*) | 5 | #290<br>200<br>140 | 4 | 4 | 4 | 4 | 1 | EM | Multiple stems at approximately 0.5m branches touching building. | 10+ | C1 | 65 | 4.6 |

| TREE NO. | SPECIES | HEIGHT (M) | DBH (MM) | CROWN SPREAD | | | | HEIGHT OF C.C | AGE | COMMENTS | ERC | CATEGORY | RPA (M²) | RPA RADIUS (M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | N | E | S | W | | | | | | | |
| T59 | Goat willow (*Salix caprea*) | 5 | #35 x 9 stems | 1 | 3 | 3 | 3 | 0 | SM | Multiple stems at ground level. | 10+ | C1 | 5 | 1.3 |
| G1 | Sycamore (*Acer pseudoplatanus*) x 1, Turkey oak (*Quercus cerris*) x 1, Hawthorn (*Crataegus monogyna*) x 2 | 7 | 150 | 2 | 2 | 2 | 2 | 0 | SM | Dense undergrowth preventing full visual inspection. | 10+ | C2 | 10 | 1.8 |
| G2 | Sycamore (*Acer pseudoplatanus*) x 1, Alder (*Alnus glutinosa*) x 1, Spindle (*Euonymus europaeus*) x 5 | 10 | 250 | 3 | 3 | 3 | 3 | 0 | SM | Dense ivy on stems preventing full visual inspection. | 10+ | C2 | 28 | 3.0 |
| G3 | Elm (*Ulmus procera*) x 7, Ash (*Fraxinus excelcior*) x 5 | 7 | 140 | 2 | 2 | 2 | 2 | 0 | SM | Selfseeded young trees. | 10+ | C2 | 9 | 1.7 |

# APPENDIX II
# PHOTOGRAPHS

PLATE 1 TREES T1, T2, T3

PLATE 2 TREE 7

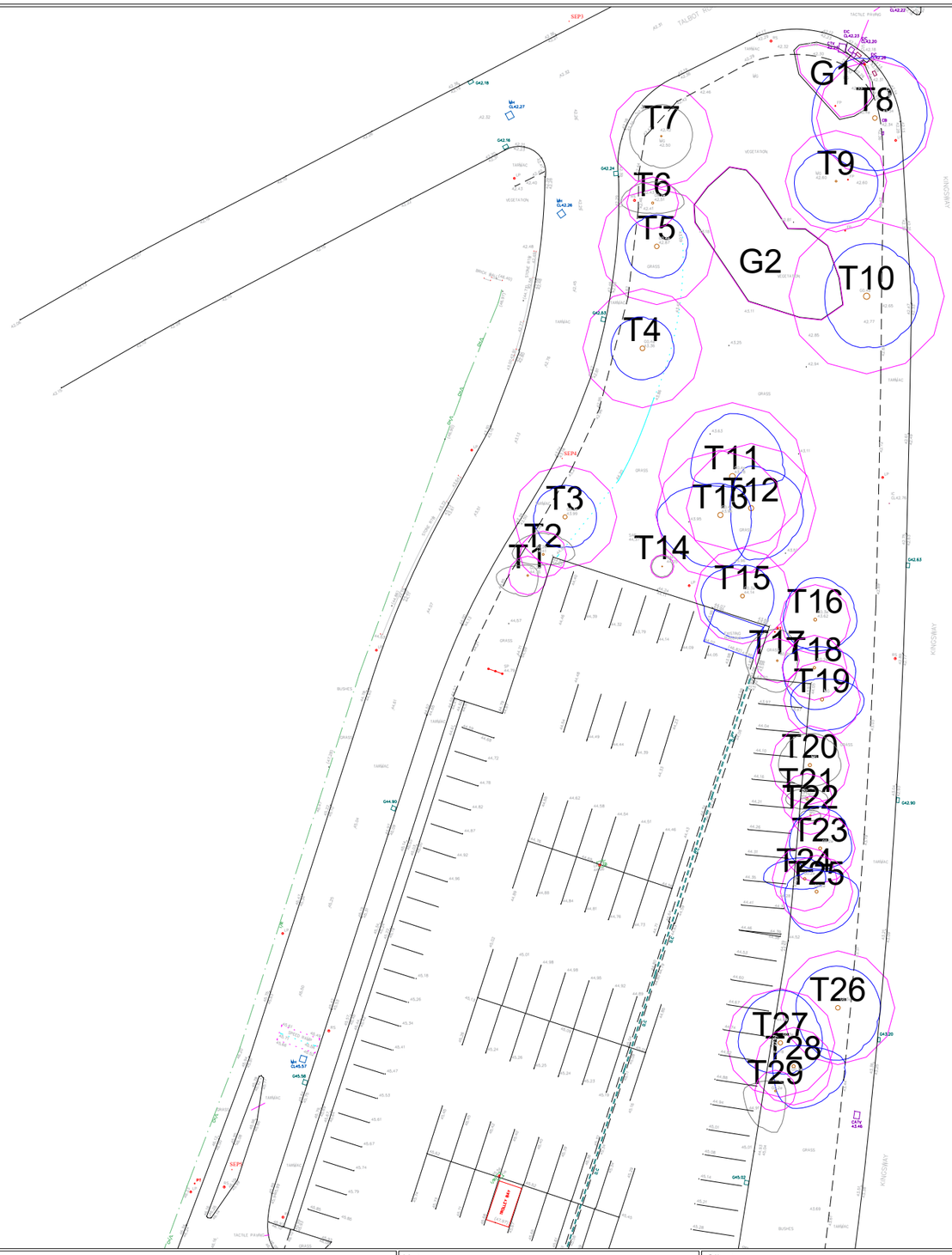
PLATE 3 TREE 8

PLATE 4 TREES T11, T12, T13

PLATE 5 TREE 14

PLATE 6 TREE 37

# APPENDIX III TREE CONSTRAINTS PLAN




**Tree Categorisations:**

Those to be Considered for Retention:

**Category 'A' Tree/Group/Hedge**
*Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years*

**Category 'B' Tree/Group/Hedge**
*Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years*

**Category 'C' Tree/Group/Hedge**
*Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees*

Those Unsuitable for Retention:

**Category 'U' Tree/Group/Hedge**
*Those 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*

**Root Protection Areas (RPAs):**

**RPAs**
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

*Notes:*

| Phase | Issue | Date | Drawn | Checked |
|---|---|---|---|---|
| P1 | REVA | 15.03.2023 | MD | MD |

*Client:* Triple Jersey Limited

*Job Title:* B&M Premises, Kingsway, Burnage

*Job No:* 81-211

*Date:* 15.03.2022

*Drawing No:* 001

*Scale:* 1:500 @ A3

*Drawing Title:* Tree Constraints Plan Sheet 1 of 2

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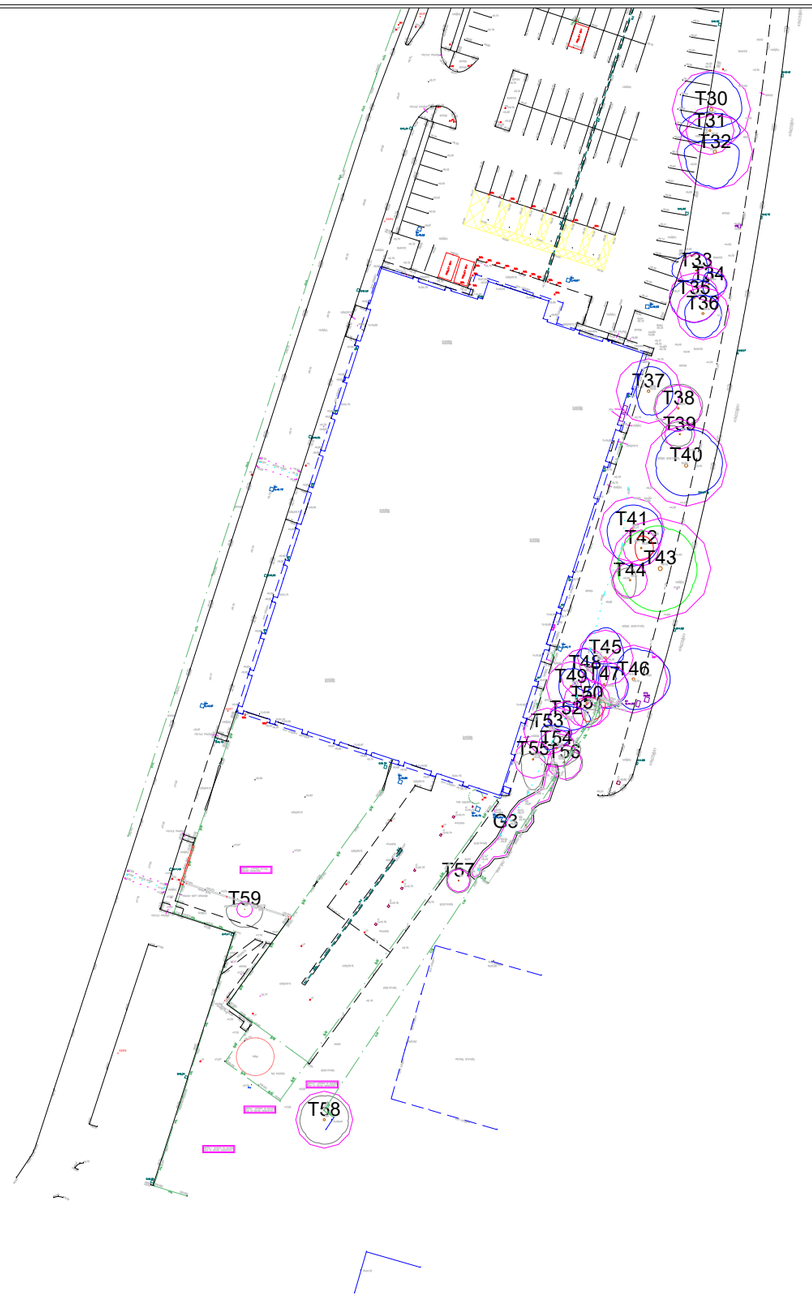


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**Category 'B' Tree/Group/Hedge**
*Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years*

**Category 'C' Tree/Group/Hedge**
*Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees*

Those Unsuitable for Retention:

**Category 'U' Tree/Group/Hedge**
*Those 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*

**Root Protection Areas (RPAs):**

**RPAs**
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

*Notes:*

| Phase | Issue | Date | Drawn | Checked |
|---|---|---|---|---|
| P1 | REVA | 15.03.2023 | MD | MD |

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*Job No:* 81-211

*Date:* 15.03.2022

*Drawing No:* 001

*Scale:* 1:1000 @ A3

*Job Title:*
B&M Premises, Kingsway, Burnage

*Drawing Title:*
Tree Constraints Plan
Sheet 2 of 2

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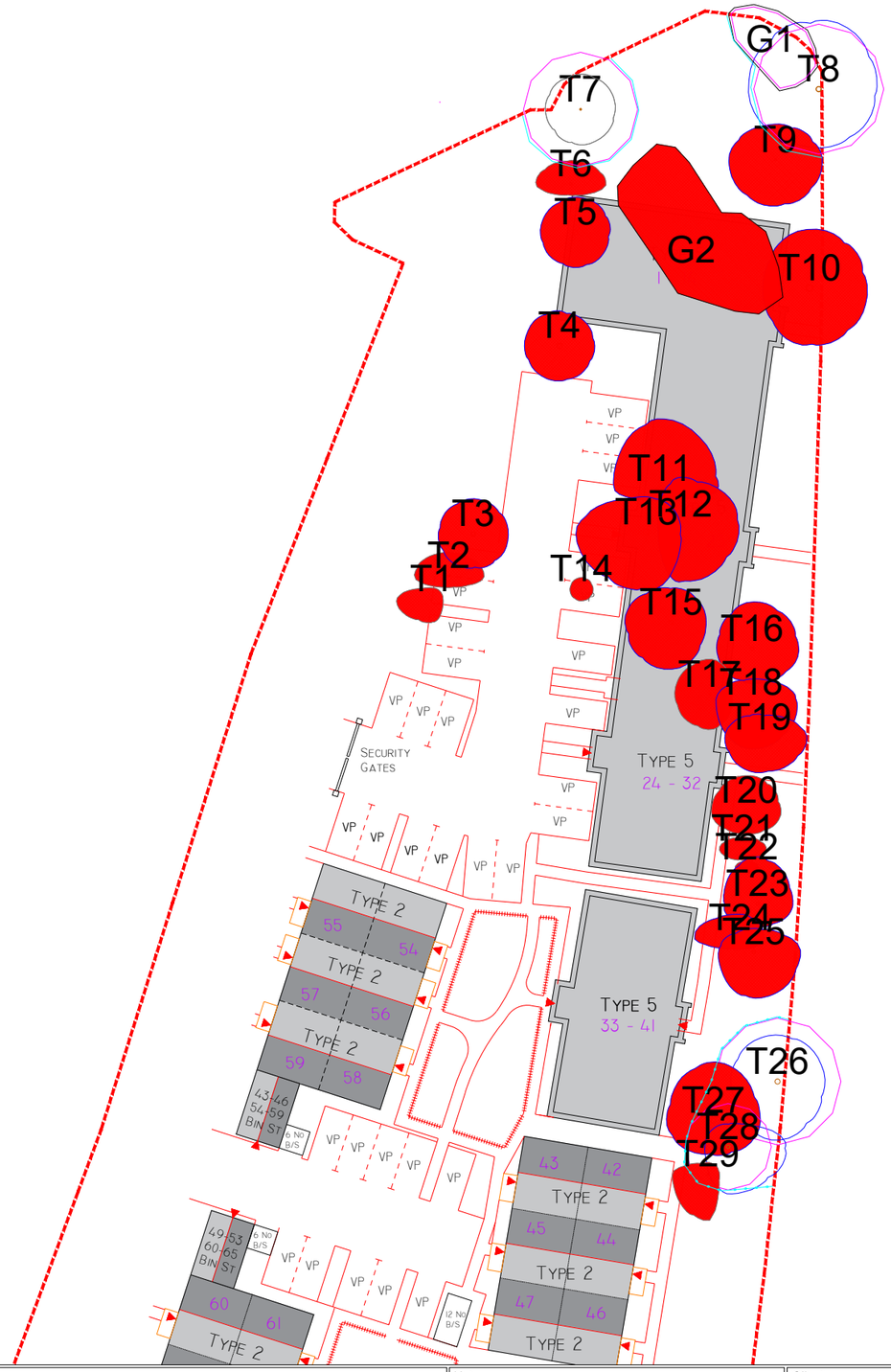
# APPENDIX IV TREE IMPACTS & PROTECTION PLAN

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*Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years*

**Category 'C' Tree/Group/Hedge**
*Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees*

Those Unsuitable for Retention:

**Category 'U' Tree/Group/Hedge**
*Those 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*

**Root Protection Areas (RPAs):**

**RPAs**
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:

**Tree removals**
Proposed tree removals in the context of the development proposals

**Root Protection Area Encroachment:**

**Tree Protective Fencing:**

*Notes:*

| P1 | REVA | 16.10.2024 | MD | MD |
|---|---|---|---|---|
| Phase | Issue | Date | Drawn | Checked |

*Client:* Triple Jersey Limited

*Job Title:* B&M Premises, Kingsway, Burnage

*Job No:* 81-211

*Date:* 16.10.2024

*Drawing No:* 001

*Scale:* 1:500 @ A3

*Drawing Title:* Tree Impacts & Protection Plan Sheet 1 of 2

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**RPAs**
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:

**Tree removals**
Proposed tree removals in the context of the development proposals

**Root Protection Area Encroachment:**

**Tree Protective Fencing:**

*Notes:*

| P1 | REVA | 16.10.2024 | MD | MD |
|---|---|---|---|---|
| Phase | Issue | Date | Drawn | Checked |

*Client:*
Triple Jersey Limited

*Job Title:*
B&M Premises, Kingsway, Burnage

| *Job No:* | *Date:* |
|---|---|
| 81-211 | 16.10.2024 |
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| 001 | 1:1000 @ A3 |

*Drawing Title:*
Tree Impacts & Protection Plan
Sheet 2 of 2

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