

Arboricultural Impact Assessment



University of Manchester: The
Relocation of The Limes, Fallowfield
Campus



**Tyler
Grange**

23rd October 2024

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Contents:

Section 1: Introduction	2
Section 2: Arboricultural Baseline	4
Section 3: Arboricultural Impact Assessment	5

Appendices:

Appendix 1: Planning Policy Relating to Trees	
Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment	
Appendix 3: Tree Survey Schedule (16638/TSS01)	
Appendix 4: Report Limitations	

Plans:

Plan 1: Tree Constraints Plan (TCP), (16638/P02)	
Plan 2: Tree Retention and Removal Plan (TRRP), (16638/P03b)	

Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	Following the recommendations of the British Standard ¹ , this report includes the necessary arboricultural information to support the planning application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The site is 5549sqm in size, dominated by a hardstanding carpark, with small areas of modified grassland, bare ground, scattered urban trees and treelines. The surrounding landscape is formed of a mosaic of built form and greenspace in the form of playing fields associated with the university of Manchester and Manchester Grammar School. The wider landscape is largely formed of residential housing. Immediately adjacent the site to the north is residential dwellings and an area of amenity grassland. To the south and east are buildings associated with Manchester University, while to the west is Whitworth Lane, with further university buildings beyond this. (See Figure 1 overleaf).
Application type and description:	The Proposed Development will combine the University's Catering Central Processing Unit (CPU), Maintenance Services Unit (MSU), Environmental Services Unit (ESU) and Residences Team to form a facility consisting of facility management stores and workshops, catering facilities, staff workspaces and storage facilities.
Report prepared on behalf of:	Hydrock – Manchester.
Local Planning Authority (LPA):	Manchester City Council.
Planning policies relating to arboricultural features:	Manchester city's Core Strategy 2021-2027 Policy EN9 - Green Infrastructure and Places for Everyone (PFE) Policy JP-G7 Trees and Woodland. Planning policy is further detailed at Appendix 1.
Report Summary:	Nine trees are proposed for removal, all of which are of low arboricultural quality and value (Category C). These are considered unavoidable and there is sufficient space within the site to implement robust new compensatory tree planting at a ratio of two new trees for every tree removed. The removal will result in a temporary reduction in canopy cover; however, it is anticipated that this can be re-established and improved as the replacement planting matures. This report details where tree pruning works are required along with mitigative measures for working with the rooting areas of trees where this is required. The retention of the majority of the boundary trees and the scope to replace those proposed for removal allows for the proposed development to be set within a well-treed environment. The collective visual amenity

¹ BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



the trees provide to area will be preserved and therefore the proposal is not considered harmful to the character of the area and is therefore consistent with local planning policy EN9.

The protection of the retained trees during the construction stage will require a detailed Arboricultural Method Statement (AMS).

This report provides recommendations for protection to demonstrate how this can be achieved. An AMS is therefore recommended to be secured by planning conditions should consent be granted.



Figure 1: Site Location with Approximate Boundary (Google Earth ©).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange in April 2024. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (TCP) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ .

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁶	None.
Conservation Area ⁷	None.
Ancient Woodland ⁸	None.
Other Woodland Habitat ⁹	None.

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁶ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

- 3.1. Trees to be retained and removed are shown on the TRRP. Table 4 below describes the tree losses required to facilitate the development and provides recommendations for compensation.

Table 4: Trees to be Removed to Facilitate Development

Reference Number	Category Grading	Description of Loss	Compensatory Measures
T28	C	Removal of semi mature cherry specimen to facilitate construction of gated area as proposed.	New tree planting where possible throughout the site at a ratio of a minimum of three trees for every one tree removed.
T32-T39		Removal of two semi mature sweet gum and six semi mature fastigate hornbeam specimens to facilitate construction of The Limes building as proposed.	

Tree Pruning Works

- 3.2. Table 5 below details pruning works to retained trees to facilitate development.

Table 5: Tree Pruning Works

Reference Number	Category Grading	Description of Works
G30	B	Trees to be pruned on southern side to provide a maximum of 2m clearance from the edge of the proposed building.

New Tree Planting

- 3.3. It is recommended that replacement tree planting is provided to compensate for the removal of trees on the site. As Manchester City Council operate a replacement planting ratio of 3:1, it is recommended that a minimum of 27no. new trees are planted to compensate for the tree loss necessary to facilitate construction. The proposed trees are to be native as to remain consistent with the landscape character of the site. This can be secured via approval of a detailed soft-landscaping scheme that includes new tree planting.

Works within Root Protection Areas

- 3.4. Works required within the RPAs of trees to facilitate the construction stages of the development are detailed in the table below. Recommendations to mitigate the working activities with respect to minimising impacts to roots and their environment is provided.
- 3.5. Adoption of the recommended protective measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be provided by condition should consent be granted.

Table 6: Works within RPAs

Tree Number	Description of works	Protective measures
Demolition / Ground Works		
T1, T2, T3, T4, T7, G22, G31	Removal of hard surfacing.	Sensitive removal under arboricultural watching brief. Limit disturbance to surrounding root-able soil. Retain sub-bases where possible beneath new development or landscaping. Hand-held tools or appropriate machinery should be used to remove the existing surface, working backwards over the area, so that the machine is not moving over the exposed ground.
Proposed Surfacing		
T2	17% incursion of asphalt surface at the periphery of the RPA.	Surface to not exceed an area greater than 20% of the existing unsurfaced ground within the RPA. No-dig construction approach. Permeable specification. Non-invasive edge supports. Surfaces requiring de-icing - impermeable barrier should be incorporated to prevent contamination of the rooting area. Run-off should be directed away from the RPA.
12	7% incursion of asphalt surface at the periphery of the RPA.	
T14	12% incursion of asphalt surface at the periphery of the RPA.	
T16	<1% incursion of asphalt surface at the periphery of the RPA.	
T19	7% incursion of asphalt surface at the periphery of the RPA.	

Long-term Tree Management and Social Proximity

- 3.6. The proximity associated with retained trees has been recognised in relation to the potential impacts of tree shading and future canopy growth towards new structures and habitable spaces.
- 3.7. The TRRP illustrates where shade cast by retained trees will be located for the main part of the day across the development and the distance between new built structures and the canopies of retained trees.
- 3.8. There are no undue tree shading or canopy encroachment issues anticipated from retained trees towards the proposed buildings and amenity spaces. This has been achieved by suitable development buffers from retained trees which also allows for future canopy development.

Construction Mitigation

- 3.9. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection measures during the demolition and construction phase.
- 3.10. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the Technical design stage as recommended by BS5837. Should consent be granted, this can be secured by way of a reserved matters application or to discharge suitably worded planning Conditions.
- 3.11. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs;
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Conclusion

- 3.12. The proposed development requires the removal of few trees which are unremarkable and do not provide a substantial contribution to visual amenity. Most trees will be retained, and the overall arboricultural resource will remain unaffected given the localised nature of the tree removals.
- 3.13. No trees proposed for removal are subject to a Tree Preservation Order, nor is the site situated within a Conservation Area.
- 3.14. Whilst a soft landscaping scheme is not available at the time of writing this report, there is sufficient space within the open areas of the site to implement a robust new tree planting scheme, which should include at least 27no. new trees as to satisfy the local planning authorities 3:1 replacement tree planting ratio.
- 3.15. The impact is therefore considered negligible from an arboricultural perspective, subject to the adoption of tree protection measures during construction stage, and the planting of new trees. The proposed development is therefore considered consistent with local planning policy EN9.
- 3.16. Further work is recommended to include an AMS to accompany a subsequent reserved matters application and / or discharge of suitably worded planning conditions.

Appendix 1: Planning Policy Relating to Trees

Table 7: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 136	"Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users"
	Section 15, paragraph 180	"Planning policies and decisions should contribute to and enhance the natural and local environment. This includes recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland".
	Section 15, paragraph 181	Addresses the need to take a "strategic approach to maintaining and enhancing networks of habitats and green infrastructure and adding that plans should be made for the enhancement of natural capital at the catchment or landscape scale across local authority boundaries".
	Section 15, paragraph 186	"if significant harm biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused". Paragraph 186 (c) also adds that "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensatory strategy exists".
Manchester City Council's Core Strategy 2012-2027	EN9- Green Infrastructure	"New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to



		enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management. "
Places for Everyone 2024	Policy JP-G7 – Trees and Woodland	We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them. This will be done through local planning and associated activities such as: 1. Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland; 2. Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees; 3. Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative; 4. Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation; 5. Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre; 6. Considerably increasing the provision of street trees within urban areas; 7. Promoting the provision of community orchards to increase fruit consumption; 8. Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber; 9. Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience; 10. Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures; 11. Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more



		effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration; And through development as follows: 12. Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and 13. Protecting trees and woodland during the construction phase of development.
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Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U 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	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
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; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
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 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule (16638/TSS01)



Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T1	Common Oak (Quercus robur)	14(2)	410(1)	7.00	7.00	7.00	7.00	2.00	Semi Mature	Good	Good	B2	Located within sparse shrub area adjacent car park entrance. Good overall form. Minor deadwood, slight signs of stress. Rooting area likely restricted by presence of existing hard surfacing.	4.9	76
T2	Wild Cherry (Prunus avium)	6(2)	360(1)	4.00	3.00	2.50	3.00	2.00	Semi Mature	Good	Fair	C12	Located within sparse shrub area adjacent car park entrance. Multi-stemmed at base. Minor crown asymmetry.	4.3	59
T3	Himalayan Birch (Betula utilis var. jacquemontii)	8(2)	270(1)	5.00	5.00	4.00	5.00	2.00	Semi Mature	Good	Fair	B2	A co-dominant specimen located within shrub area. Good form and vigour.	3.2	33
T4	Himalayan Birch (Betula utilis var. jacquemontii)	8(2)	260(1)	5.00	5.00	4.00	5.00	2.00	Semi Mature	Good	Fair	B2	A co-dominant specimen located within shrub area. Good form and vigour.	3.1	31
T5*	Himalayan Birch (Betula utilis var. jacquemontii)	8(2)	275(1)	5.00	5.00	4.00	5.00	2.00	Semi Mature	Good	Fair	C12	Moderate quality, but of reduced value due to small size. Located on bank. Plotted by eye on plan.	3.3	34
T6*	Himalayan Birch (Betula utilis var. jacquemontii)	9(3)	250(1)	5.00	5.00	4.00	3.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality, but of reduced value due to small size. Located on bank. Plotted by eye on plan.	3.0	28
T7*	Common Oak (Quercus robur)	12(3)	435(1)	7.00	7.00	7.00	7.00	3.00	Semi Mature	Good	Good	B2	No obvious significant defects. Moderate quality and value. Located on bank. Plotted by eye on plan.	5.2	86
T8*	Common Oak (Quercus robur)	10(3)	205(1)	5.00	5.00	5.00	2.00	3.00	Young	Fair	Good	C1	Moderate quality, but of reduced value due to small size. Located on bank. Plotted by eye on plan. One sided crown: suppressed by adjacent specimen.	2.5	19
T9*	Downy Birch (Betula pubescens)	10(3)	245(1)	6.00	4.00	6.00	6.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality and value. Located on bank. Plotted by eye on plan.	2.9	27
T10*	Downy Birch (Betula pubescens)	10(3)	240(1)	6.00	6.00	6.00	4.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality and value. Located on bank. Plotted by eye on plan.	2.9	26
T11*	Downy Birch (Betula pubescens)	10(3)	220(1)	6.00	6.00	4.00	4.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality and value. Located on bank. Plotted by eye on plan.	2.6	22
T12*	Common Oak (Quercus robur)	14(5)	350(1)	7.00	7.00	4.00	7.00	5.00	Semi Mature	Good	Good	B2	Moderate quality and value. Located on bank. Plotted by eye on plan. Unbalanced crown shape.	4.2	55
T13*	Downy Birch (Betula pubescens)	10(3)	195(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	2.3	17

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T14*	Downy Birch (Betula pubescens)	10(3)	160(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	1.9	12
T15*	Downy Birch (Betula pubescens)	10(3)	175(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	2.1	14
T16*	Grey Poplar (Populus canescens)	15(3)	645(1)	7.00	7.00	7.00	7.00	3.00	Mature	Good	Good	B2	Moderate quality and value. Plotted by eye on plan. Location estimated.	7.7	188
T17*	Grey Poplar (Populus canescens)	15(3)	570(1)	6.00	6.00	6.00	6.00	3.00	Mature	Good	Good	B2	Moderate quality and value. Plotted by eye on plan. Location estimated.	6.8	147
T18*	Grey Poplar (Populus canescens)	15(3)	605(1)	6.50	6.50	6.50	6.50	3.00	Mature	Good	Good	B2	Moderate quality and value. Plotted by eye on plan. Location estimated.	7.3	166
T19*	Downy Birch (Betula pubescens)	10(3)	175(1)	3.00	3.00	3.00	3.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	2.1	14
T20*	Cherry Plum (Prunus cerasifera)	8(3)	120(1)	2.00	2.00	2.00	2.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	1.4	7
T21*	Cherry Plum (Prunus cerasifera)	8(3)	115(1)	2.00	2.00	2.00	2.00	3.00	Semi Mature	Good	Fair	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	1.4	6
T22*	Weeping Willow (Salix X chrysocoma)	13(3)	470(1)	6.50	6.50	6.50	6.50	3.00	Mature	Good	Good	B2	Moderate quality and value. Plotted by eye on plan. Location estimated. Previously pollarded.	5.6	100
T23*	Downy Birch (Betula pubescens)	10(3)	295(1)	4.50	4.50	4.50	4.50	3.00	Semi Mature	Good	Good	B2	Moderate quality and value. Plotted by eye on plan. Location estimated.	3.5	39
T24*	Downy Birch (Betula pubescens)	10(3)	300(1)	4.50	4.50	4.50	4.50	3.00	Semi Mature	Good	Good	B2	Moderate quality and value. Plotted by eye on plan. Location estimated.	3.6	41
T25*	Downy Birch (Betula pubescens)	10(3)	210(1)	3.50	3.50	3.50	3.50	3.00	Semi Mature	Good	Good	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	2.5	20
T26*	Downy Birch (Betula pubescens)	10(3)	210(1)	3.50	3.50	3.50	3.50	3.00	Semi Mature	Good	Good	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	2.5	20
T27*	Wild Cherry (Prunus avium)	10(3)	205(1)	3.50	3.50	3.50	3.50	3.00	Semi Mature	Good	Good	C12	Moderate quality, but of reduced value due to small size. Plotted by eye on plan. Location estimated.	2.5	19
T28	Wild Cherry (Prunus avium)	5(3)	170(1)	2.00	4.00	4.00	4.00	3.00	Semi Mature	Good	Good	C12	A young, suppressed specimen within border of car park.	2.0	13

Tree Number	Common Species Name	Height (m)	Trunk Diameter and stem count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
				N	E	S	W								
T29	Wild Cherry (Prunus avium)	5(3)	90(1)	1.00	1.00	2.00	1.00	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.1	4
T30	Wild Cherry (Prunus avium)	5(3)	90(1)	1.00	2.00	2.00	2.00	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.1	4
G31	Hornbeam (Carpinus betulus)	11(3)	300(1)	4.50	4.50	4.50	4.50	3.00	Early Mature	Good	Good	B2	A linear group within the border of the car park. High crowns from previous pruning. Good vigour. Diameter is estimated average.	3.6	41
T32	Sweet Gum (Liquidambar styraciflua)	6(3)	100(1)	1.00	1.00	1.00	1.00	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.2	5
T33	Sweet Gum (Liquidambar styraciflua)	6(3)	90(1)	1.00	1.00	1.00	1.00	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.1	4
T34	Hornbeam (Carpinus betulus)	5(3)	80(1)	1.50	1.50	1.50	1.50	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.0	3
T35	Hornbeam (Carpinus betulus)	5(3)	90(1)	1.50	1.50	1.50	1.50	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.1	4
T36	Hornbeam (Carpinus betulus)	5(3)	90(1)	1.50	1.50	1.50	1.50	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.1	4
T37	Hornbeam (Carpinus betulus)	5(3)	100(1)	1.50	1.50	1.50	1.50	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.2	5
T38	Hornbeam (Carpinus betulus)	5(3)	100(1)	1.50	1.50	1.50	1.50	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.2	5
T39	Hornbeam (Carpinus betulus)	5(3)	90(1)	1.50	1.50	1.50	1.50	3.00	Semi Mature	Fair	Fair	C12	A young, suppressed specimen within border of car park.	1.1	4
G40*	Willow (Salix sp.), Common Oak (Quercus robur), Sycamore (Acer pseudoplatanus)	14(4)	450(1)	7.00	7.00	7.00	7.00	4.00	Mature	Good	Good	B2	Establish boundary screen located on what appears to be neighbouring land and subsequently not access to inspect in detail. Presence of existing hard surface to the south is likely restricting root growth into site with the vast majority of roots, likely situated on the northern side of the trees away from the site. Diameter is estimated average.	5.4	92

Appendix 4: Report Limitations

Limitations

- A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

- A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.

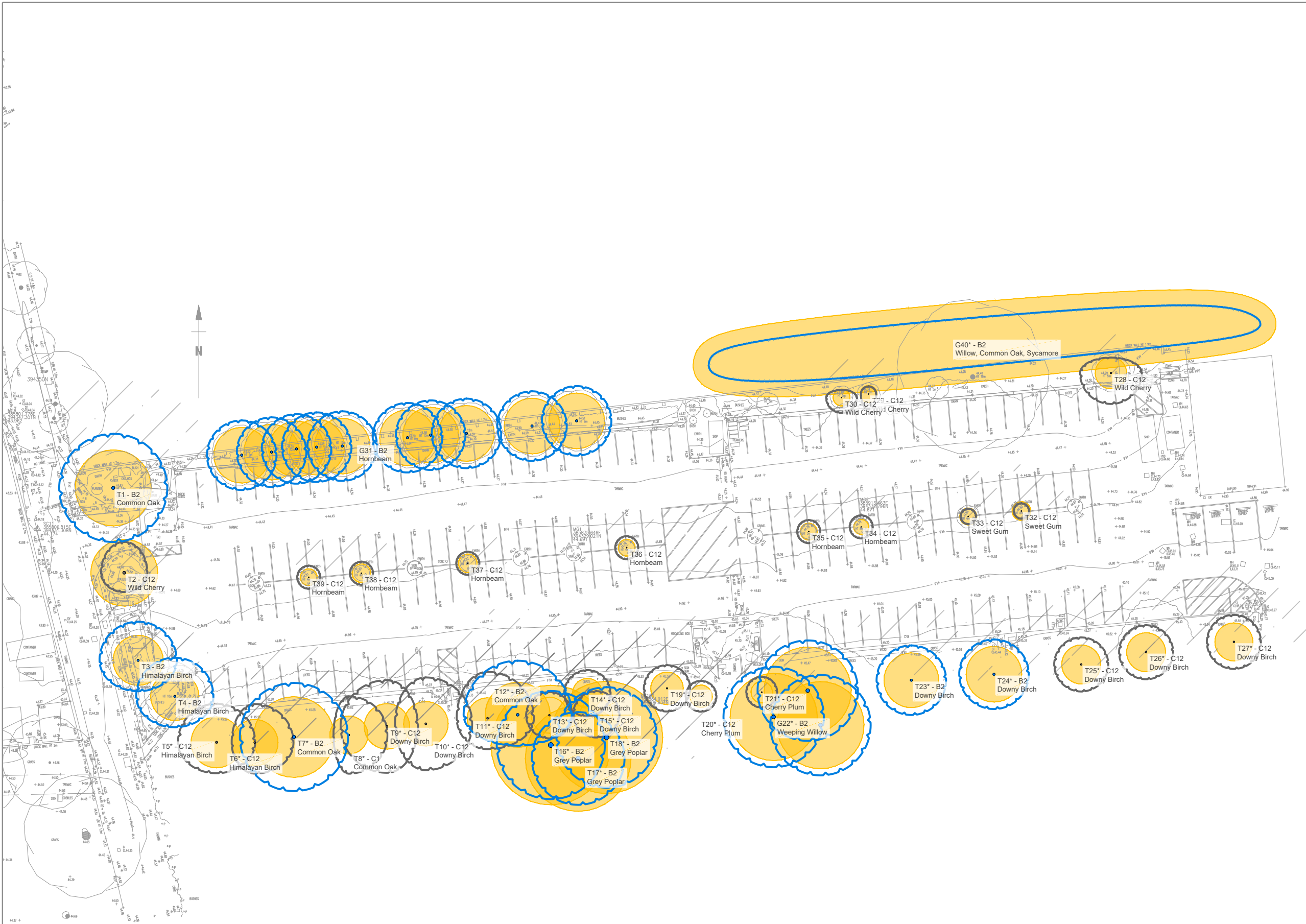


Plans:

Plan 1: Tree Constraints Plan (TCP), (16638/P02)

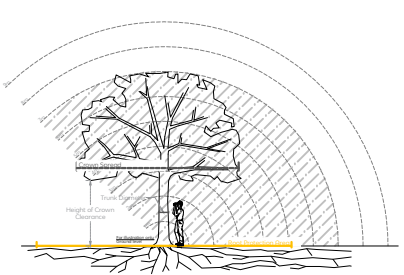
Plan 2: Tree Retention and Removal Plan (TRRP), (16638/P03b)





-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Category U - Trees in Poor Condition
-  Root Protection Areas
-  Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



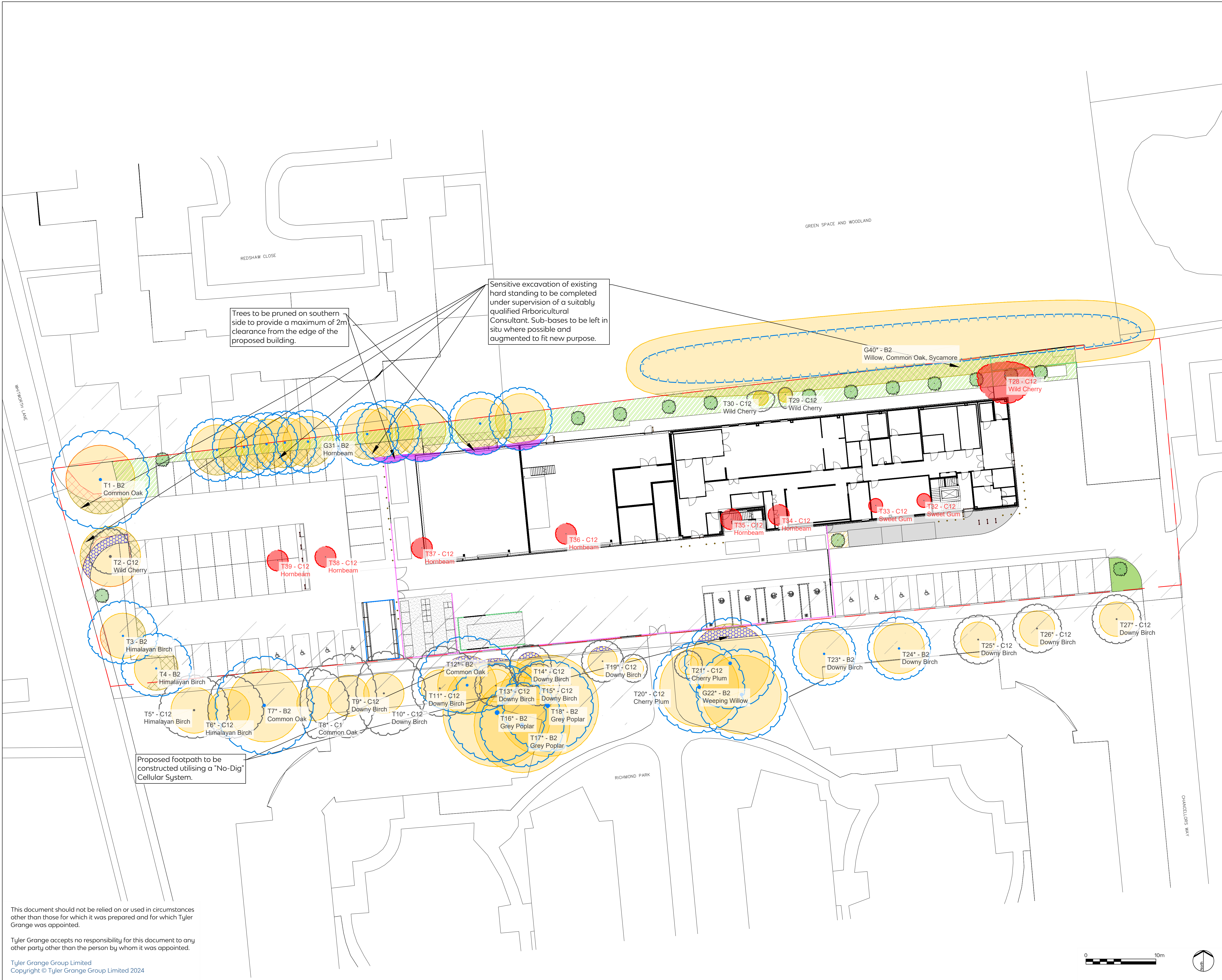
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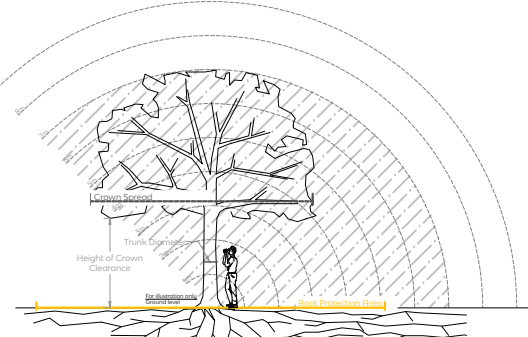


Rev	Description	Date
 Tyler Grange Head Office: 97 Ickfield Street, Hockley, Birmingham, B18 6RU E: info@tylergrange.co.uk W: www.tylergrange.co.uk		
Project title The Limes, Fallowfield Campus		
Drawing title Tree Constraints Plan		
Scale Date	1:500 @ A3 16.04.2024	Drawn Checked WS BV
Drawing number 16638_P02	Revision -	

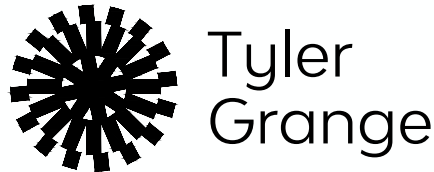


- Category B - Trees of Moderate Quality and Value
- Category C - Trees of Low Quality and Value
- Root Protection Areas
- Tree Shading Constraints
- Areas of RPA Influenced by Existing Hard Surfacing
- Areas of Proposed Sensitive Excavation
- Areas of Proposed "No-Dig" Cellular Construction
- Proposed Pruning Works

*Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.



B	Tree Removal Edits	21.10.2024
A	Layout Updates	17.10.2024
Rev	Description	Date



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Project title
Fallowfield Campus, University of Manchester

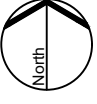
Drawing title
Tree Retention and Removal Plan

Scale	1:250 @ A1	Drawn	WS
Date	21.10.2024	Checked	JP
Drawing number	16638_P03	Revision	B

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An abstract collage on a dark blue background. A large yellow hexagon is the central focus. Surrounding it are various geometric shapes: a light blue pentagon, a purple arrow pointing down, a purple asterisk, a black hand icon, a black leaf, a black triangle, a black circle with white segments, and a black triangle with a yellow dot pattern. The text "Step into our world" is written in a large, black, sans-serif font across the yellow hexagon.

Step into our world

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Grange**

Landscape | Ecology | Arboriculture