arbtech

Arboricultural Survey to BS5837:2012

Premier Inn Hotels

Premier inn Manchester (West Didsbury),
Christie Fields Business Park,
Derwent Avenue,
Manchester
M21 7QS

02 September 2024

Tom Baron BSc. (Hons) TechArborA

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1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 13 May 2024 from Premier Inn Hotels to attend Premier inn Manchester (West Didsbury) Christie Fields Business Park, Derwent Avenue, Manchester M21 7QS; grid reference, SJ829921 (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

I am Tom Baron, Senior Arboricultural Consultant for Arbtech Consulting Ltd. I undertook the tree survey on 03 June 2024 and subsequently, have produced this summary of my findings.

I have six years of professional experience working as an Arboricultural Consultant. I have a degree level background in Forestry and Arboriculture and hold various qualifications in practical Arboriculture and Countryside Management. I am a Technician member of the Arboricultural Association.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

Table 1: Documents referred to.

Document	Reference No.
Survey base drawing	50542_T_UG_REV0
LPA pre-app comments	N/A
British Standard 5837:2012	“BS5837”
Tree Survey Schedule	Arbtech TS 01
Tree Constraints Plan	Arbtech TCP 01

2. Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Tom Baron on 03 June 2024.

During the survey I categorised the trees using “Table 1 – Cascade chart for tree quality assessment” of the BS5837:2012 (see Appendix 1).

A total of 18 No. individual trees, 4 No. groups of trees and 14 No. hedges were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 2).

Multiple small trees and shrubs occupy the site, none of which meet the minimum diameter requirements to be considered for this survey.

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Survey base drawing	Greenhatch Group	50542_T_UG_REV0	Topographical Survey

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser, and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

Site description

The site comprises the Premier Inn Hotel building and public house/restaurant, together with car parks and landscaping. It is located off Christie Way to the west of West Didsbury. The ground is generally level. Trees and hedges are located along all four boundaries in parts, though predominantly to the south and southeast. Small trees and hedges are located internal to the site within the car park. The site is bounded by highway to the north, east and west, and industrial/office units to the south.

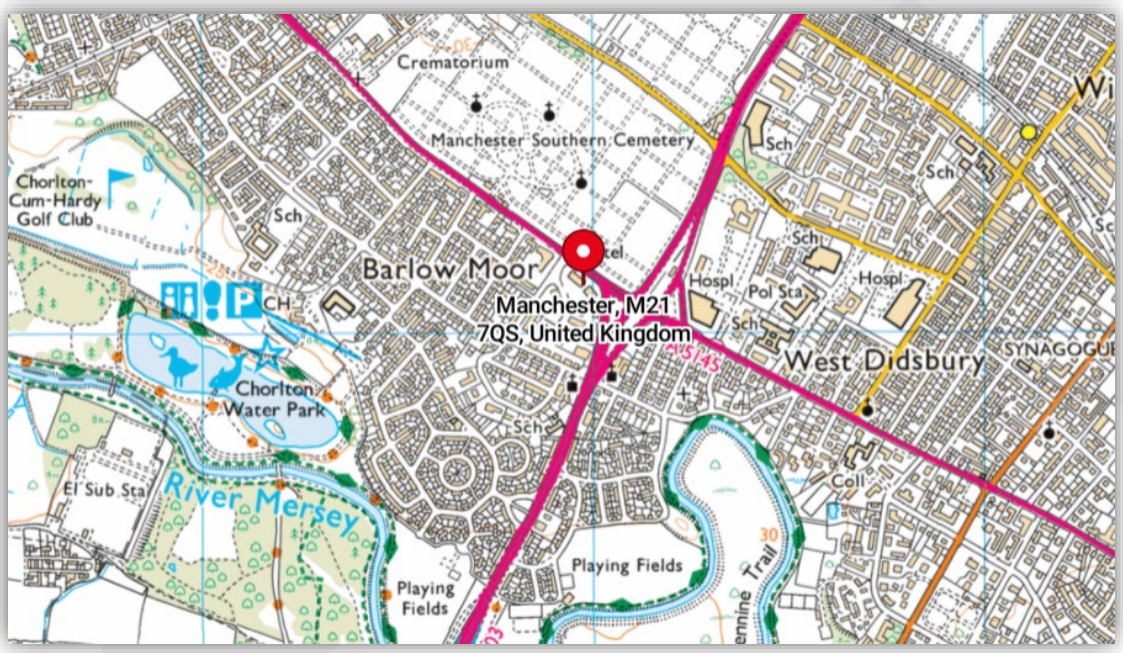

Figure 1: OS Map showing Site location (Bing Maps)

Figure 2: Aerial Image of Site with approximate red line boundary (Google Earth)

Proposed scheme

The development proposal comprises demolition of the existing public house/restaurant building with a replacement accommodation block, together with alterations to the existing hotel building and associated landscaping works.

Figure 3: Proposed Site Plan, Drawing No. PI1077_AP104 (Allison Pike)

It is likely that arboricultural impacts can be addressed with arboricultural methodology or minor amendments to the proposal.

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3. BS5837:2012 Scope

This standard recognises that there can be problems for development close to existing trees which are to be retained, and of planting trees close to existing structures. This standard sets out to assist those concerned with trees, in relation to construction, to form balanced judgements. It does not set out to put arguments for or against development, or for the removal or retention of trees. Where development, including demolition, is to occur, the standard provides guidance on how to decide which trees are appropriate for retention, on the means of protecting these trees during development, including demolition and construction work, and on the means of incorporating trees into the developed landscape.

4. Methodology

The methodology used to assess the trees was the British Standard 5837:2012 'Trees in Relation to Construction' tree survey method. The aim of the survey is to establish which trees are moderate and good quality; suitable for retention and justifying protection. And which trees are low or poor quality; either undesirable or unsuitable to retain and protect.

The tree survey includes all trees included in the land survey red line boundary plan, as well as any that may have been missed, and it should categorize trees or groups of trees, including woodlands for their quality and value within the existing context, in a transparent, understandable, and systematic way. Where the arboriculturist has deemed it appropriate, the trees have been tagged with small metal or plastic tags, placed as high as is convenient on the stem of each tree.

Whilst master plan proposals for the development of the site might be available, the trees have been surveyed without taking these into consideration. All detailed design work on site layout should take into consideration the results of the tree survey (and the TCP).

Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) are identified and considered as groups where the arboriculturist has determined that this is appropriate, particularly where they contain a variety of species and age classes that could aid long-term management. It is often expedient to assess the quality and value of such groups of trees as a whole, rather than as individuals. However, an assessment of individuals within any group has been undertaken if they are open-grown or if there is a need to differentiate between them.

The quality and value of each tree or group of trees has been recorded by allocating it to one of the four categories: A, B, C, or U (highest to lowest quality respectively). The categories are differentiated on the tree survey plan by colour, or by suffixing the category adjacent to the tree identification number on the TCP.

The survey schedule lists all the trees or groups of trees. The following information is also provided:

a) reference number (to be recorded on the tree survey plan);
b) species (common or scientific names);
c) height in meters (m);
d) stem diameter in millimetres (mm) at 1.5m above adjacent ground level or immediately above the root flare for multi-stemmed trees;
e) branch spread in meters taken at the four cardinal compass points;
f) height of crown clearance above adjacent ground level in meters (m);
g) age class (newly planted, young, semi-mature, early mature, mature, over mature);
h) physiological condition (e.g. good, fair, poor, decline and dead);
i) structural condition (e.g. good, fair, poor or not visible);
j) comment about the tree, its location and preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment and potential for wildlife habitat;
k) The retention category referring to the quality and useful contribution in years; **U** = <10yrs; **A** = >40yrs; **B** = >20yrs; **C** = >10yrs. The retention subcategory referring to the type of amenity; 1 = Arboricultural; 2 = Landscape; 3 = Cultural including conservation (see Appendix 1 Cascade chart for tree quality assessment).

5. Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training, and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Constraints Plan

A TCP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist for the purposes of layout design showing the root protection area and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc.

Root Protection Area

An RPA is a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m^2.

Construction Exclusion Zone (also termed Tree Protection Zone)

A construction exclusion or tree protection zone is an area based on the RPA (in m^2), identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

Arboricultural Impact Assessment (AIA)

This is a study, undertaken by an arboriculturist, to identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal.

Tree Protection Plan (TPP)

A TPP is plan, typically delivered as an AutoCAD drawing (.DWG file format), prepared by an arboriculturist showing the finalized layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method statement, which can be shown graphically.

Arboricultural Method Statement (AMS)

This is a methodology for the implementation of any aspect of development that has the potential to result in loss of or damage to a tree. The AMS is likely to include details of an on-site tree protection monitoring regime.

6. Recommendations

With the benefit of making an assessment of your planning proposals, we make the following recommendation to ensure that there are no irrevocable issues to the proposed retained trees and so that no conditions relating to arboriculture are attached to any planning consent secured; obtain an arboricultural report to include:

a) An arboricultural impact assessment (AIA).
b) An arboricultural method statement (AMS).
c) A tree protection plan drawing (TPP).

7. Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions, and characteristics. Trees have been grouped where BS5837 guides us that it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the proposed developable area or if they are outside of the red line boundary plan showing the expectations of our client for the extent of the survey. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

8. Appendices

The following documents were released to the Client as appendices to this report:

- Survey Schedule (.PDF)
- Tree Constraints Plan drawing (.DWG & .PDF)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Tom Baron

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Appendix 1: Table 1 Cascade chart for tree quality assessment

BS5837:2012 Trees in relation to design, demolition and construction – Recommendations

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories when appropriate			Identification on plan
Trees unsuitable for retention (see Note)				
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 serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). ▪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 might be desirable to preserve; see 4.5.7.*			Dark red
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
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 dominate 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 management and storm damage), such that they are unlikely to be suitable for retention of beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.	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 value.	Mid blue
Category C **Trees of low quality** with an estimated remaining 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 only temporary/transient landscape value.	Trees with no material conservation or other cultural value.	Grey

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Appendix 2: Schedule of Trees

BS5837:2012 Tree Survey

Arbtech Consulting Ltd.
Unit 3 Well House Barns
Chester
Cheshire
CH4 0DH
Phone: 01244661170
Mobile: N/A

Client: Premier Inn Hotels
Project: Premier inn Manchester (West Didsbury) Christie Fields Business Park, Derwent Avenue, Manchester M21 7QS
Survey Date: 03/06/2024
Surveyor: Tom Baron

Tree and Tag No / Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations / Survey Comment	Cat ERC
G01										Estimated Measurements	
Various *See comments for details*	6	1	150	N 4 E 4 S 4 W 4	1.5 1.5 1.5 1.5	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Good	Off-site and not inspected in detail; species including hornbeam, Italian alder and sycamore; overhanging into the site on the north side by up to 2m in areas; dimensions recorded are the largest within the group.	C.2 10+ yrs
G02										Estimated Measurements	
Various *See comments for details*	6	1	150	N 3 E 3 S 3 W 3	1.5 1.5 1.5 1.5	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Good	Off-site and not inspected in detail; species including willow sp., Italian alder and rowan; overhanging into the site on the north side by up to 2m in areas; dimensions recorded are the largest within the group.	C.2 10+ yrs
G03										Estimated Measurements	
Various *See comments for details*	8	1	200	N 3 E 3 S 3 W 3	0.5 0.5 0.5 0.5	SM	A: 18.1 R: 2.4	Good	C: Good S: Good B: Good	Off-site and not inspected in detail; species including Italian alder and Norway maple overhanging into the site on the north side by up to 2m in areas; dimensions recorded are the largest within the group.	C.2 10+ yrs
G04										Estimated Measurements	
Various *See comments for details*	4	1	60	N 1 E 1 S 1 W 1	0 0 0 0	Y	A: 1.6 R: 0.71	Good	C: Good S: Good B: Good	Mix of young trees and ornamental shrubs to edge of car park; growing against car park lockers; dimensions recorded are the largest within the group.	C.2 10+ yrs

Age Classifications:					Condition:			Stems:		
	N	Newly planted	EM	Early Mature		C	Crown		Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m2) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
H01										Estimated Measurements	
Various *See comments for details*	3	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species planted shrub hedge.	C.2 10+ yrs
H02										Estimated Measurements	
Various *See comments for details*	3	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species planted shrub hedge.	C.2 10+ yrs
H03										Estimated Measurements	
Various *See comments for details*	5	1	50	N 1 E 1 S 1 W 1	0 0 0 0	SM	A: 1.1 R: 0.59	Good	C: Good S: Good B: Good	Long section of predominantly hawthorn hedge with occasional holly and beech.	C.2 10+ yrs
H04										Estimated Measurements	
Various *See comments for details*	2	1	20	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.2 R: 0.25	Good	C: Good S: Good B: Fair	Mixed species planted shrub hedge.	C.2 10+ yrs
H05										Estimated Measurements	
Cherry Laurel *Prunus laurocerasus*	3	1	40	N 1 E 1 S 1 W 1	0 0 0 0	SM	A: 0.7 R: 0.47	Good	C: Good S: Good B: Good	Short hedge section growing against bin store.	C.2 10+ yrs
H06										Estimated Measurements	
Various *See comments for details*	3	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species planted shrub hedge.	C.2 10+ yrs

Age Classifications:					**Condition:**			**Stems:**		
	N	Newly planted	EM	Early Mature		C	Crown		Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area	**ERC:**		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m2) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
H07										Estimated Measurements	
Various *See comments for details*	1.5	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species shrub hedge internal to car park.	**C.2** 10+ yrs
H08										Estimated Measurements	
Various *See comments for details*	1.5	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species shrub hedge internal to car park.	**C.2** 10+ yrs
H09										Estimated Measurements	
Various *See comments for details*	2	1	40	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.7 R: 0.47	Good	C: Good S: Good B: Fair	Mixed species shrub hedge to edge of car park.	**C.2** 10+ yrs
H10										Estimated Measurements	
Various *See comments for details*	1	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	Y	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species shrub hedge to edge of car park.	**C.2** 10+ yrs
H11										Estimated Measurements	
Various *See comments for details*	1.5	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species shrub hedge internal to car park.	**C.2** 10+ yrs
H12										Estimated Measurements	
Various *See comments for details*	1	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	Y	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species shrub hedge internal to car park.	**C.2** 10+ yrs

Age Classifications:					**Condition:**			**Stems:**		
	N	Newly planted	EM	Early Mature		C	Crown		Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area	**ERC:**		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m2) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
H13										Estimated Measurements	
Various *See comments for details*	1.5	1	30	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.4 R: 0.35	Good	C: Good S: Good B: Fair	Mixed species shrub hedge internal to car park.	C.2 10+ yrs
H14										Estimated Measurements	
Various *See comments for details*	1	1	40	N 0.5 E 0.5 S 0.5 W 0.5	0 0 0 0	SM	A: 0.7 R: 0.47	Good	C: Good S: Good B: Fair	Mixed species shrub hedge to edge of car park/access.	C.2 10+ yrs
T01											
Common Lime *Tilia europaea*	12	1	310	N 5 E 4 S 4 W 4	1.5 1.5 1.5 1	SM	A: 43.5 R: 3.72	Good	C: Good S: Good B: Good	Bark-included unions as a result of poor clonal stock.	**B.1** 20+ yrs
T02											
Common Lime *Tilia europaea*	11	1	400	N 5 E 5 S 4.5 W 4	1.5 1.5 0 0	SM	A: 72.4 R: 4.8	Good	C: Good S: Good B: Good	Bark-included unions as a result of poor clonal stock.	**B.1** 20+ yrs
T03											
Mountain Ash *Sorbus aucuparia*	7	1	150	N 3 E 3 S 3 W 3	2 2 2 0	SM	A: 10.2 R: 1.8	Good	C: Good S: Good B: Good	Subordinate stems to base.	C.1 10+ yrs
T04											
Mountain Ash *Sorbus aucuparia*	5	1	120	N 4 E 2.5 S 1.5 W 1.5	2 2 2 0	SM	A: 6.5 R: 1.43	Good	C: Good S: Fair B: Good	Stem leaning to north; bark wounds to stem.	C.1 10+ yrs

Age Classifications: N Newly planted; EM Early Mature; Y Young; M Mature; SM Semi-mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m2) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T05											
Mountain Ash *Sorbus aucuparia*	5	1	130	N 2.5 E 3 S 1.5 W 1.5	0 0 0 0	SM	A: 7.6 R: 1.55	Good	C: Good S: Good B: Good	Dense subordinate stems to base.	C.1 10+ yrs
T06											
Jacquemont's Birch *Betula utilis var.jacquemontii*	5.5	1	160	N 4 E 2.5 S 3 W 3	1.5 1.5 1.5 1.5	SM	A: 11.6 R: 1.92	Good	C: Good S: Good B: Good	No significant observations.	C.1 10+ yrs
T07											
Common Hornbeam *Carpinus betulus*	8	1	190	N 3 E 3 S 3 W 3	2 2 2 2	SM	A: 16.3 R: 2.27	Good	C: Good S: Good B: Good	No significant observations.	C.1 10+ yrs
T08											
Common Hornbeam *Carpinus betulus*	7	1	200	N 3 E 3 S 3 W 3	1.5 1.5 1.5 1.5	SM	A: 18.1 R: 2.4	Good	C: Good S: Good B: Good	No significant observations.	C.1 10+ yrs
T09											
Common Hornbeam *Carpinus betulus*	6	1	140	N 3 E 3 S 3 W 3	1.5 1.5 1.5 1.5	SM	A: 8.9 R: 1.68	Good	C: Good S: Good B: Good	No significant observations.	C.1 10+ yrs
T10											
Common Hornbeam *Carpinus betulus*	6	1	120	N 2 E 2 S 2 W 2	1 1 1 1	SM	A: 6.5 R: 1.43	Good	C: Good S: Good B: Good	No significant observations.	C.1 10+ yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T11											
Whitebeam *Sorbus aria*	4	1	80	N E S W	1 1 1 1	1 1 1 1	SM	A: 2.9 R: 0.96	Fair	C: Good S: Good B: Good	Exhibiting minor dieback in crown.	C.1 10+ yrs
T12											
Whitebeam *Sorbus aria*	4.5	1	100	N E S W	2 2 2 2	1 1 1 1	SM	A: 4.5 R: 1.19	Good	C: Good S: Good B: Good	No significant observations.	C.1 10+ yrs
T13											
Norway Maple *Acer platanoides*	4.5	5	91 (Eq)	N E S W	3 2 2 2	0 0 0 0	SM	A: 3.7 R: 1.08	Good	C: Good S: Good B: Good	Crown touching building on north side.	C.1 10+ yrs
T14											
Sycamore *Acer pseudoplatanus*	4	1	80	N E S W	1 1 1 1	1 1 1 1	Y	A: 2.9 R: 0.96	Good	C: Good S: Good B: Fair	Not suitable for long-term retention close to building.	U <10 yrs
T15											
Italian Alder *Alnus cordata*	5.5	1	110	N E S W	3 3 3 3	0.5 0.5 0.5 0.5	SM	A: 5.5 R: 1.32	Good	C: Good S: Good B: Good	No significant observations.	C.1 10+ yrs
T16											
Norway Maple *Acer platanoides*	11	1	190	N E S W	3.5 3 3 3	2 2 2 2	SM	A: 16.3 R: 2.27	Good	C: Good S: Good B: Good	No significant observations.	C.1 10+ yrs

Age Classifications: N Newly planted; Y Young; SM Semi-mature; EM Early Mature; M Mature; OM Over Mature

Condition: C Crown; S Stem; B Basal area

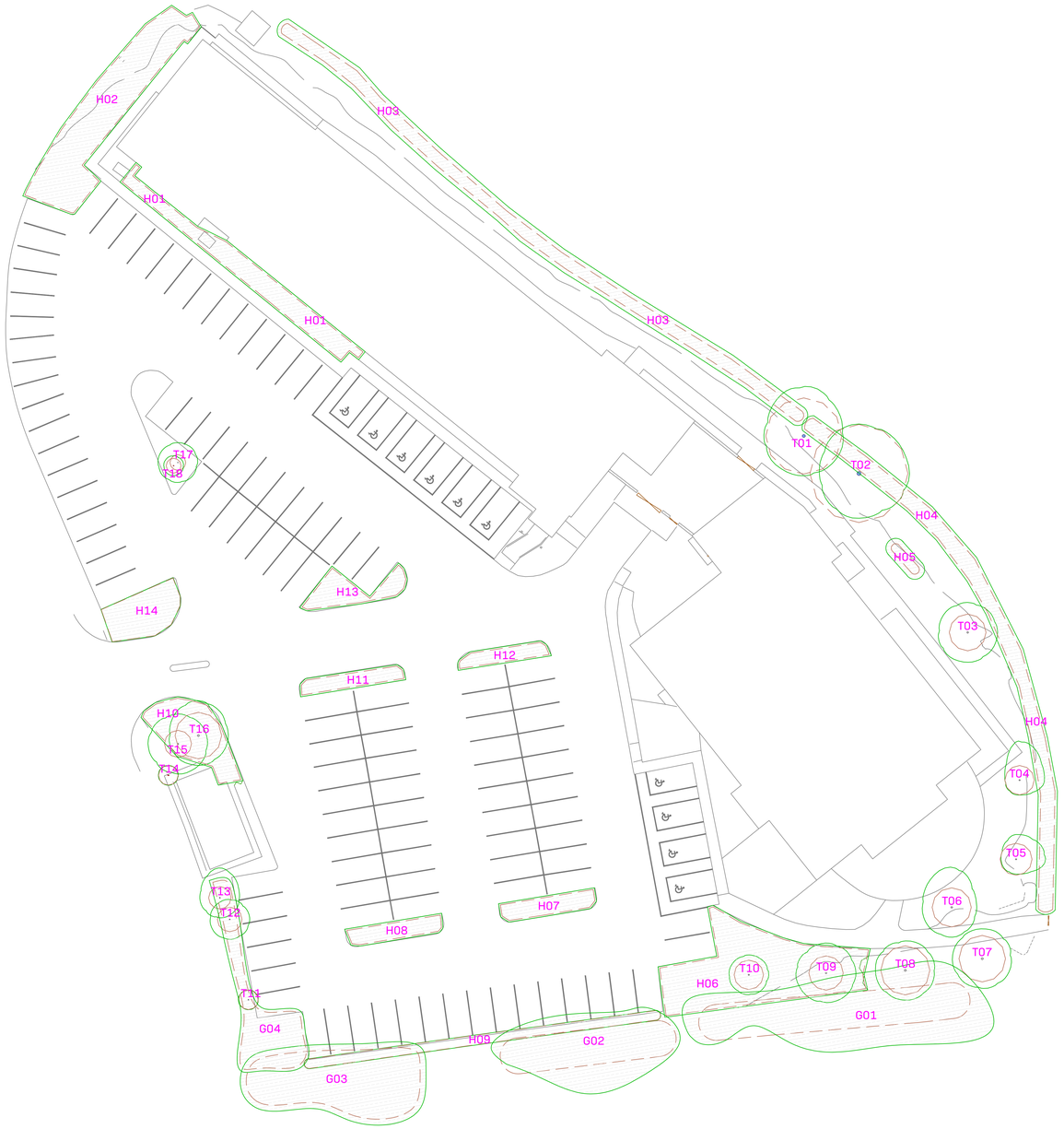
Stems: Ø Diameter; (Eq) Equivalent stem diameter using BS5837:2012 definition

ERC: Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems No	Stems Ø (mm)	Crown Spread (m)	Crown Clear (m)	Age	RP A (m2) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
T17											
Norway Maple *Acer platanoides*	3.5	2	64 (Eq)	N E S W	2 2 2 2	0.5 0.5 0.5 0.5	Y	A: 1.9 R: 0.77	Good	C: Good S: Good B: Good	Within planting pit to centre of car park; young ash tree growing against stem.	C.1 10+ yrs
T18											
Common Ash *Fraxinus excelsior*	3	1	60	N E S W	1 1 1 1	1 1 1 1	Y	A: 1.6 R: 0.71	Poor	C: Poor S: Good B: Fair	Not suitable for long-term retention; growing against maple; crown dieback due to ash dieback.	U <10 yrs

Age Classifications:					Condition:			Stems:		
	N	Newly planted	EM	Early Mature		C	Crown		Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area	ERC:		Estimated Remaining Contributio

Appendix 3: Tree Constraints Plan



Indicative only

Tree Categories

Trees are categorised in accordance with the cascade chart in Table 1 of the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'

Category 'U' - Trees in such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.
Category 'A' - Trees of high quality with an estimated remaining life expectancy of at least 40 years.
Category 'B' - Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
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.

Root Protection Area

In order to avoid damage to the roots or rooting environment of retained trees, the Root Protection Areas (RPAs) should be plotted around each of the category A, B and C trees. This is a minimum area in m^2 which should be left undisturbed around each retained tree.

The RPA is calculated using the British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations.

The calculated RPA is capped to 707m^2, which is the equivalent to a circle with a radius of 15m. Where there appears to be restrictions to root growth the root protection area is reshaped to more accurately reflect the likely distribution of the roots.

Tree Survey Report

Please refer to Arbtech Consulting Ltd. Tree Survey Report and Tree Schedule for full details on all surveyed trees, hedgerows and major shrub groups.
All trees were surveyed and categorised in accordance with the guidance as set out in the British Standard BS5837:2012 Tree in relation to design, demolition and construction - Recommendations.

We make the following recommendation to ensure that no conditions relating to arboriculture are attached to any planning consent secured: obtain and arboricultural report to include:
a) An arboricultural impact assessment (AIA);
b) An arboricultural method statement (AMS); and
c) A tree protection plan (TPP).

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Project:
Premier inn Manchester (West Didsbury), Christie Fields Business Park, Derwent Avenue, Manchester M21 7QS

Client:
Premier Inn Hotels

Drawing:
Tree Constraints Plan

Based on:
50542_T_UG_REV0

Drawing No:		Rev:
Arbtech TCP 01		
Date: June 2024	Scale: 1:200@ A0	Drawn: TB

Key:

Tree Nos.:	T01	Tree Canopies:		Trunks:	
RPAs:		Category 'U' trees:		Category 'B' trees:	
Category 'C' trees:		Category 'C' groups:			

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. Please notify us of any discrepancies found. Arbtech Consulting Ltd. cannot be held responsible for inaccuracies in the base drawing in which this plan is based.
This drawing is designed to reflect the principles of the layout or design only, and relates only to the architectural or mechanical.
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This drawing was produced in colour - a monochrome copy should not be relied upon.

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0m 1m 3m 5m 10m 15m 20m

9. Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
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