Arboricultural Constraints Appraisal

in Relation to Proposed Modular Building, Fencing and Car Parking Areas at



Co-operative Academy of Manchester, Plant Hill Road, Higher Blackley, Manchester, M9 0WQ

Prepared by:

Bowland Tree Consultancy Ltd

June 2024

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ARBORICULTURAL CONSTRAINTS APPRAISAL
CO-OPERATIVE ACADEMY OF MANCHESTER, HIGHER BLACKLEY

PROJECT DETAILS

Project No.:	BTC2991
Site:	Co-operative Academy of Manchester, Plant Hill Road, Higher Blackley, M9 0WQ
Agent:	Lea Hough Chartered Surveyors
Council:	Manchester City Council
Survey Date:	11 June 2024
Surveyed by:	Megan Hodgkinson FdSc
Prepared by:	Megan Hodgkinson FdSc
Checked by:	Joseph Lambert BSc(Hons) FdSc MArborA MICFor
Date of Issue:	17 June 2024
Version No:	1

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL		Surveyor:	Megan Hodgkinson FdSc	Page: 1 of 4
Site:	Co-operative Academy of Manchester, Plant Hill Road, Higher Blackley, M9 0WQ	Survey Date:	11 June 2024	
Agent:	Lea Hough Chartered Surveyors	Job Reference:	BTC2991	

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T01	Silver Birch	14	740	N E S W	4.6 6 6 9	2-E 2	M	G	▪ Pronounced buttress roots. ▪ Even form. ▪ Main stem bifurcates at approximately 4m above ground level (AGL). ▪ Canopy/foliage in contact with fence.	▪	40+	A1/2	248	8.88
T02	Wild Cherry	6.5	340	N E S W	2.5 3 4.3 2	1-SE 2	EM	G	▪ Multi stemmed from approximately 1.5m AGL. ▪ DBH measured below union. ▪ Multiple bark included junctions from 400-500mm in length. ▪ Main stem has minor lean to east. ▪ Canopy biased to south-east due to suppression by T1.	▪	10+	C1	52	4.08
T03	Himalayan Birch	7.5	120	N E S W	2.5 2.5 2 2.5	4-NW 4	Y	G	▪ Evidently self seeded tree. ▪ Growing in contact with boundary fencing, to base of main stem, with potential to displace fence on future incremental growth. ▪ Minor stem lean to west.	▪ Remove tree prior to development due to shortened projected remaining contribution and potential to displace fencing.	<10	U	7	1.44
T04	Norway Maple	5	90	N E S W	1.5 1.5 1.5 1.5	1.5-E 2	Y	G	▪ Growing in planted area corner of car park. ▪ No notable features.	▪	20+	C1	4	1.08
T05	Large Leaf Lime	7	340	N E S W	6 3 2.5 5	2.5-SW 1	EM	G	▪ Vegetation (Laurel and Sycamore) growing at base and minor ivy up stem part impeding inspection. ▪ Woodpile stacked at base. ▪ Canopy biased to north-west.	▪	20+	B1	52	4.08
T06	Wild Cherry	5	370	N E S W	4 4 4 4	2-NE 4	M	G	▪ Growing in banking. ▪ Lapsed pollard. ▪ No notable features.	▪	20+	B1	62	4.44

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species: Common name
Height: In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC: Physiological Condition - a measure of the tree's(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments: Comments relating to the tree's(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
 # (Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T07	Wild Cherry	5	350	N E S W	4 4 4 4	2-SW 3	M	G	▪ Growing in banking. ▪ Lapsed pollard. ▪ No notable features.	▪	20+	B1	55	4.2
T08	Wild Cherry	5	370	N E S W	3.5 4 4 4	N/A 4	M	G	▪ Growing in banking. ▪ Historical mechanical damage wounds occluding well measuring approximately 20mm x 200mm and 130mm x 290mm, located at base of main stem.	▪	20+	B1	62	4.44
T09	Norway Maple	5	110	N E S W	1 1 1 1	3-E 4	Y	G	▪ Historical mechanical damage wounds from strimmer at base of main stem measuring 95mm x 130mm. ▪ Girdling to main stem from stake tie, removed at time of survey.	▪	20+	C1	5	1.32
T10	Norway Maple	5	110	N E S W	1.5 1 1 1	2-W 3	Y	G	▪ Girdling to main stem from stake tie, removed at time of survey. ▪ Mechanical damage at base of main stem measuring 30mm x 80mm. ▪ Growing in close proximity to signage, predicted to displace in the future. ▪ Concreted sign installed within trees Root Protection Area (RPA) at base of main stem, with subsequent potential for root disturbance on the south side.	▪	10+	C1	5	1.32
T11	Norway Maple	5	80	N E S W	1 1 1 1	2-W 3	Y	G	▪ Girdling to main stem from stake tie, removed at time of survey. ▪ Mechanical damage to base of main stem, measuring approximately 100mm x 50mm. ▪ No notable features.	▪	20+	C1	3	0.96
T12	Norway Maple	5	100	N E S W	1 1 1 1	3-W 3.5	Y	G	▪ Growing in banking. ▪ Girdling to main stem from stake tie, removed at time of survey. ▪ No notable features.	▪	20+	C1	5	1.2
T13	Japanese Cherry	4	100	N E S W	0.5 0.5 1.5 1	2-W 2	Y	G	▪ Growing in banking. ▪ Girdling to main stem from stake tie, removed at time of survey. ▪ No notable features.	▪	20+	C1	5	1.2
T14	Japanese Cherry	4.5	90	N E S W	1 1 1 1	2-N 2	Y	G	▪ Growing in banking. ▪ Girdling to main stem from stake tie, removed at time of survey. ▪ Uneven soil height at base of main stem. ▪ No notable features.	▪	20+	C1	4	1.08

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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T15	Japanese Cherry	4.5	90	N E S W	1 1 1 1	2-E 2	Y	G	▪ Growing in banking located close proximity to signage. ▪ Girdling to main stem from stake tie, removed at time of survey. ▪ Uneven soil height at base of main stem. ▪ No notable features.	▪	20+	C1	4	1.08
T16	Japanese Cherry	4.5	90	N E S W	1 1 1 1	2-N 2	Y	G	▪ Growing in banking. ▪ Girdling to main stem from stake tie, removed at time of survey. ▪ Uneven soil height at base of main stem. ▪ No notable features.	▪	20+	C1	4	1.08
T17	Common Ash	5	140	N E S W	1.5 1.5 1.5 1.5	2.5-E 3	Y	G	▪ Part of closely spaced group of three trees. ▪ No signs of colonisation by Ash Dieback Disease (ADD) at time of survey.	▪	10+	C1	9	1.68
T18	Common Ash	5	140	N E S W	1.5 1.5 1.5 1.5	3-E 3	Y	G	▪ Part of closely spaced group of three trees. ▪ ID tag occluding into main stem approximately 2m AGL on west side. ▪ No signs of colonisation by ADD at time of survey.	▪	10+	C1	9	1.68
T19	Common Ash	5	130	N E S W	1.5 1.5 1.5 1.5	3-E 3	Y	G	▪ Part of closely spaced group of three trees. ▪ No signs of colonisation by ADD at time of survey. ▪ Small diameter metal wire wrapped around base of main stem and roots, possibly from planting/anchoring.	▪ Remove as much of the metal wire as possible above ground level to prevent constriction of main stem and subsequent damage.	10+	C1	8	1.56
T20	Turkey Oak	9.5	230	N E S W	5 4.5 4.5 4.5	2.5-NW 2	EM	G	▪ Even form. ▪ No notable features.	▪	20+	B1	24	2.76
T21	Turkey Oak	9.5	230	N E S W	5 4.5 4.5 4.5	2.5-NW 2	EM	G	▪ Even form. ▪ No notable features.	▪	20+	B1	24	2.76
T22	Turkey Oak	8.5	250	N E S W	5 4 4 4	3-NE 3	EM	G	▪ Historical pruning wounds to main stem occluding well. ▪ Even form. ▪ No notable features.	▪	20+	B1	28	3
T23	Turkey Oak	8.5	230	N E S W	5 4 4 5	3-S 3	EM	G	▪ Even form. ▪ No notable features.	▪	20+	B1	24	2.76

TREE SURVEY SCHEDULE FOR ARBORICULTURAL CONSTRAINTS APPRAISAL		Surveyor:	Megan Hodgkinson FdSc	Page: 4 of 4
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No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T24	Turkey Oak	8.5	190	N E S W	3.5 3.5 3.5 3.5	3-E 2	EM	G	▪ Even form. ▪ No notable features.	▪	20+	B1	16	2.28
T25	Italian Alder	9	270	N E S W	4 4 4 4	3.5-S 3	EM	G	▪ Growing in raised banking. ▪ Historical pruning wounds to main stem occluding well.	▪	40+	A1	33	3.24

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where 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 a 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 it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.*			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 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)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), shall be enclosed by **Temporary Protective Fencing** and/or, where necessary, **Temporary Ground Protection Measures**. The fencing/ground protection Type(s), locations, and extents shall be agreed, in writing, with the Local Planning Authority (LPA). In turn, the **Temporary Protective Fencing** and/or **Temporary Ground Protection Measures** shall:

1. be constructed as in accordance with the Type 1, Type 2 or Type 3 'Temporary Protective Fencing Construction' sections and, where applicable the 'Temporary Ground Protection Measures' section, as detailed herein and agreed, in advance with the LPA;
2. be retained in place throughout the development process until completion of the project, and only removed following receipt of written permission from the LPA;
3. be sited in the area(s) defined by the Root Protection Areas on the associated Tree Impact Plan, or as the CEZs on the Tree Protection Plan;
4. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
5. preclude any delivery of site accommodation and/or materials and/or plant machinery;
6. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties;
7. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance; and
8. be affixed with a 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below), at every 10.0 metre length of protective fencing.
9. Important: Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Figure 1: CEZ Warning Sign

– TREE PROTECTION AREA –
KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

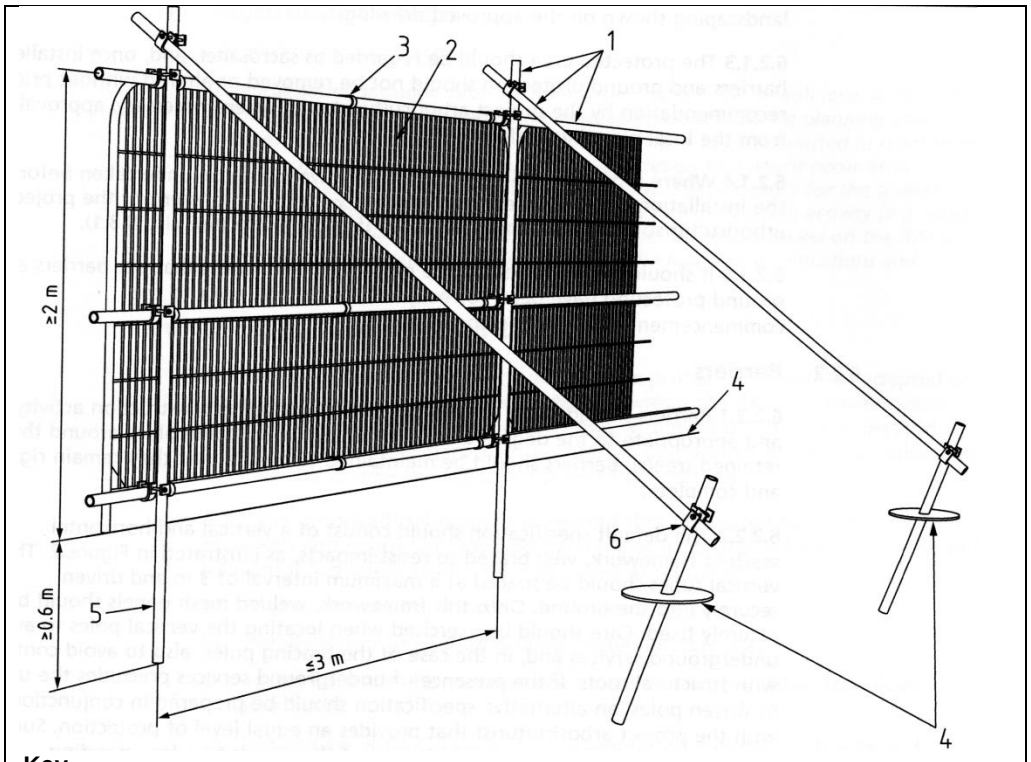
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Type 1 (i.e. 'Default') Temporary Protective Fencing Construction (see Figure 2, below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per points 3 to 5 of Figure 2, overleaf.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per points 4 to 5.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

Figure 2: BS5837:2012 Default specification for protective barrier



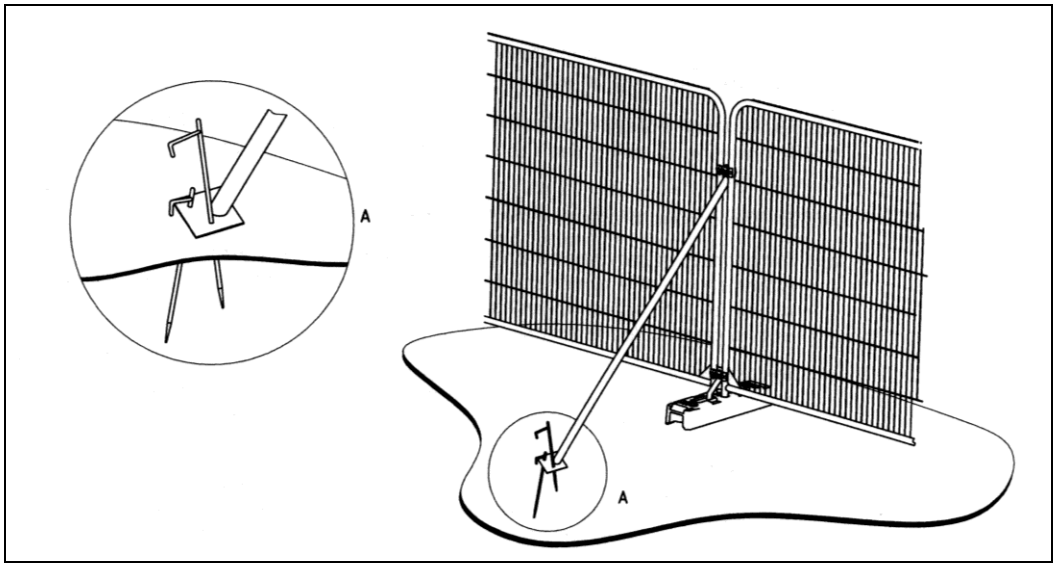
Key

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

Type 2 Temporary Protective Fencing Construction (see Figure 3(a), below)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45º angle and extend back into the CEZ and shall be attached to a base plate, which shall be secured to the ground with pins (Figure 3a).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

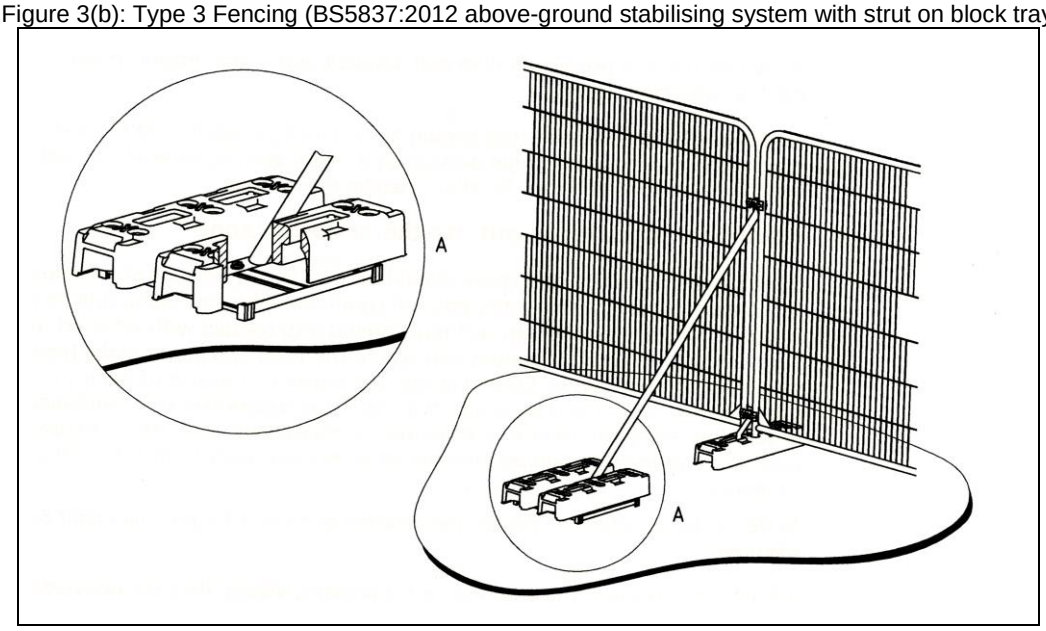
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), overleaf)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45º angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

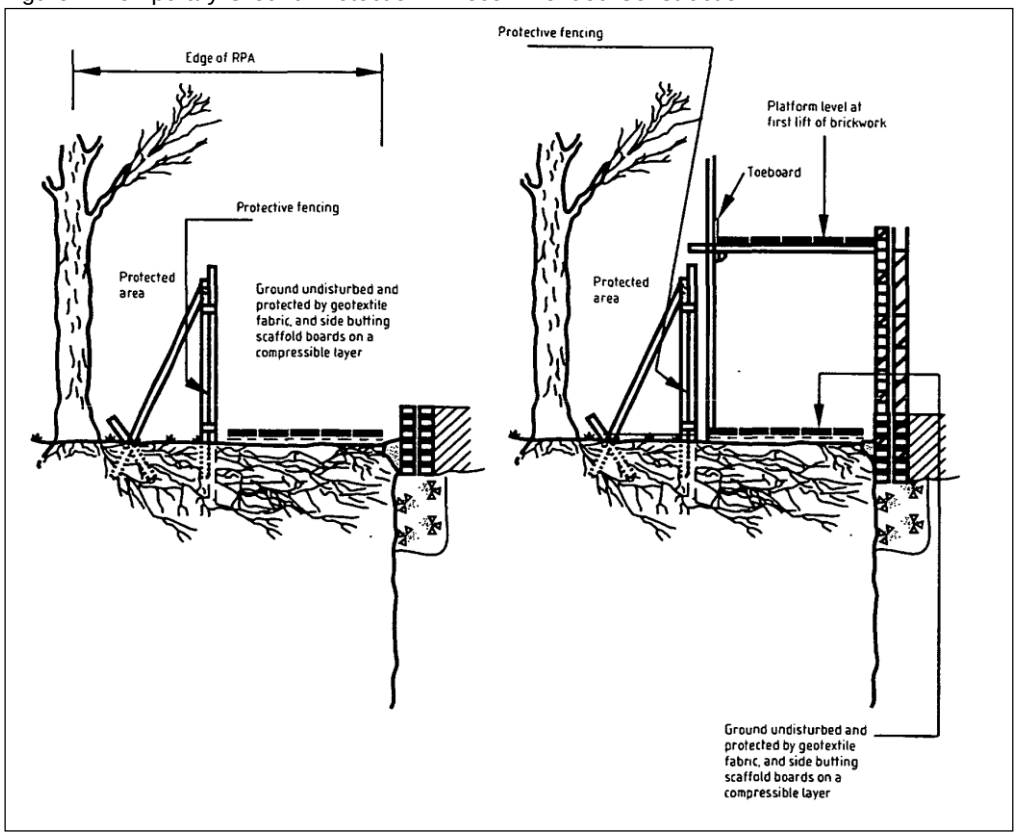
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

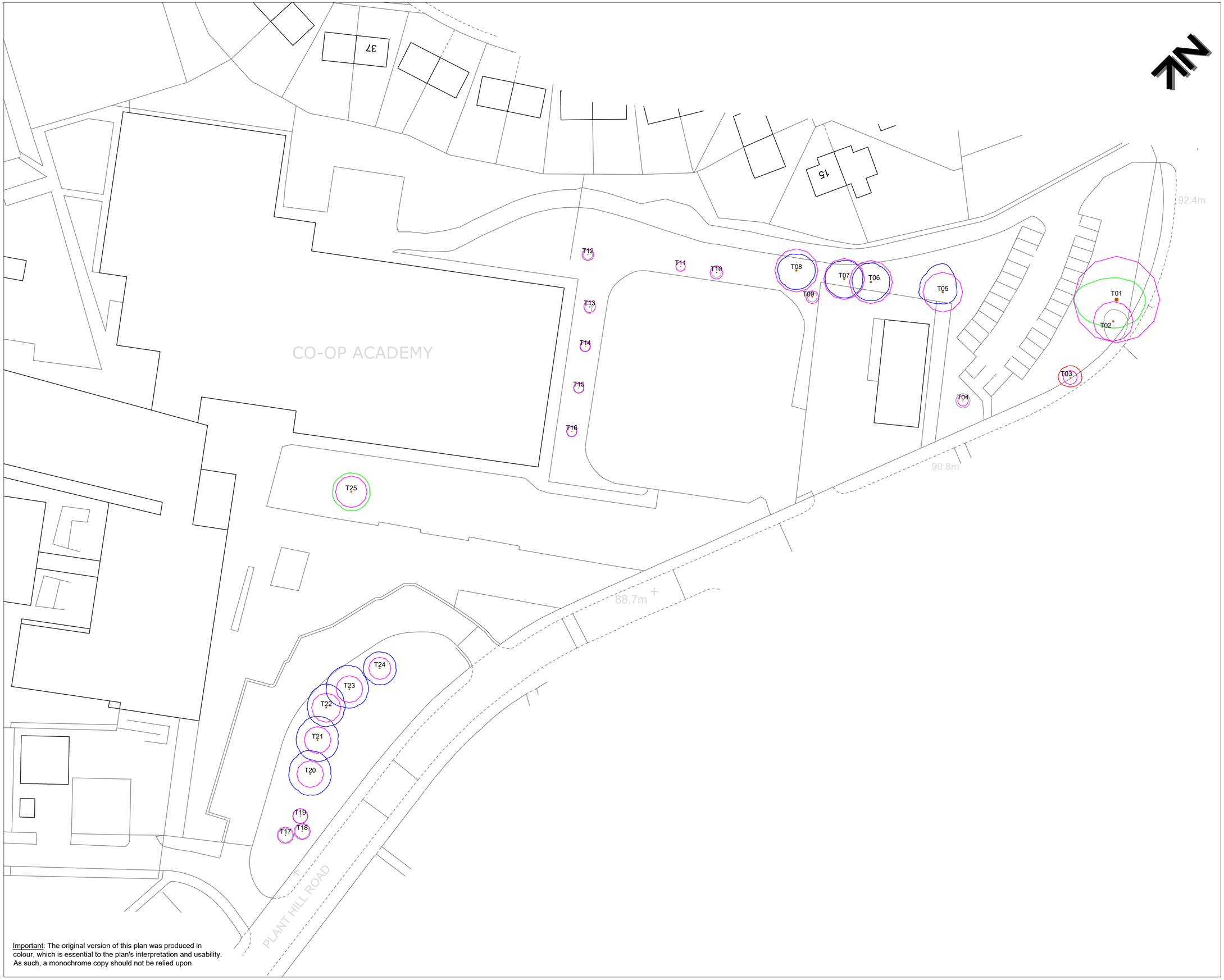


Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 4, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 4: Temporary Ground Protection – Recommended Construction





Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

KEY

T = Individual Tree

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

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

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

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

Those Considered Unsuitable for Retention:

Category 'U' Tree
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

Note: The locations and extents of trees were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations and extents of this group cannot therefore be considered to be entirely accurate

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 Temporary Protective Fencing Specification

Project:
CO-OP ACADEMY MANCHESTER
PLANT HILL ROAD
HIGHER BLACKLEY
MANCHESTER
M9 0WQ

Agent:
LEA HOUGH CHARTERED SURVEYORS

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Modular Building, Fencing and Car Parking Areas

Scale:	1:500@A2
Date:	June 2024
Drawn by:	JT
Checked by:	MH

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Ref: BTC2991-TCP Rev: