

Empiric Student Properties

Arboricultural Impact Assessment and Method Statement Victoria Point

Final report

Prepared by LUC

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Executive Summary

Land Use Consultants (LUC) have been instructed by Empiric Student Properties to survey trees located at Victoria Point and to make an assessment in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.

The Tree Survey Schedule at **Appendix A** details the results of the tree survey and includes any management recommendations. The schedule should be read in conjunction with the tree plans at **Appendix B** which show the location of each tree, group or woodland surveyed and the extent of canopies and RPA's.

A total of 139 individual trees were surveyed within the site and a further 9 trees were surveyed beyond the redline boundary as their size, canopy spread, or rooting zone could be impacted by any development within the site.

Within the site no trees are the subject of a Tree Preservation Order.

The site is within does not lie within a Conservation Area.

Within the site there are no veteran trees and no ancient woodlands.

It is proposed to redevelop and expand the existing student accomodation along with new hard and soft landscaping. To facilitate this proposal the removal of 78 individual trees will be required.

Trees T014, T015 and T091- T099 will be impacted by the proposed development and will require specialised construction methods to allow these trees to be retained without any detrimental damage.

Identified impacts to trees T014, T015 and T091- T099 will require an Arboricultural Method Statement in accordance with BS5837 prior to any on site construction activities which is included within the report.

Chapter 1

Introduction

Scope

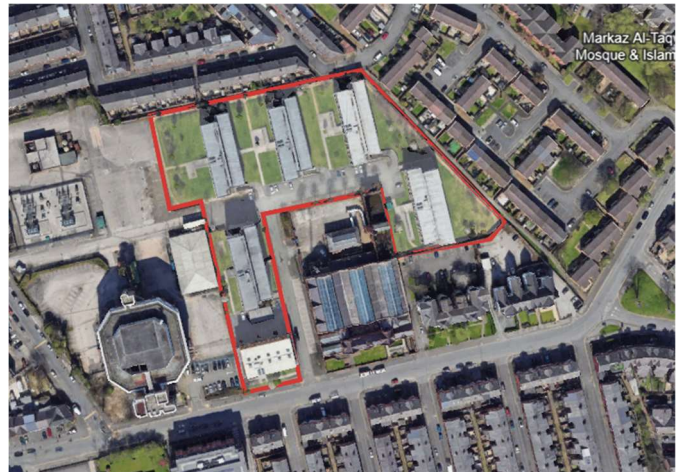
1.1 Land Use Consultants (LUC) have been instructed by Empiric Student Properties to survey trees located at Victoria Point and to make an assessment in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

1.2 This report has been prepared to support a planning application for full permission. By using collected tree data and design proposals it assesses any potential impacts on existing trees including any tree loss required to implement the design, protection measures needed and any special mitigation techniques and recommendations that should be incorporated.

The Site and Site Survey

1.3 The site is known as Victoria Point located within Chorlton-on-Market in Manchester in the North West of England

Figure 1.1: Site Location



1.4 The survey was a ground based visual inspection carried out on 05/12/23 by Elizabeth Anderson and Karen O'Shea as the qualified arboriculturist.

1.5 A topographical survey was used to record the position of trees and vegetation. Where trees were not shown on the topographical survey, their locations were estimated whilst onsite. These have been marked on the drawings with a # symbol.

1.6 Where trees were limited or inaccessible to be surveyed, these measurements have been estimated and a (est) note marked next to the data in the Tree Survey Schedule in Appendix 1.

1.7 Trees have been surveyed as individuals/groups or woodlands in line with the guidance of BS 5837:2012.

1.8 Trees are living organisms that change over time. A re-survey of all trees should be carried out if there have been any significant storm events or more than 12 months have passed since the survey was carried out.

Statutory Protection and guidance

Tree Preservation Orders

1.9 Tree Preservation Orders are orders made by local planning authorities to protect specific trees, groups of trees or woodlands.

1.10 Anyone wanting to cut down, top, lop or uproot trees subject to an Order must first apply to the local planning authority for its consent unless the proposed work is exempt through an exception.

1.11 Any proposed works to TPO trees on this site will be dealt with within this planning application at this stage. Should further work to TPO trees be required, this must be applied for via an update to this AIA if the application is still live, or via the relevant TPO works to trees application process.

1.12 Within the site no trees are the subject of a Tree Preservation Order and therefore no special permission is required.

Conservation Area Designation

1.13 A Conservation Area is an area of notable environmental or historical interest or importance which is protected by law against undesirable changes. Trees within a Conservation Area are protected and will require permission from the local planning authority for any works.

1.14 Any proposed works to trees within a Conservation Area on this site will be dealt with within this planning application at this stage. Should further work to trees within the Conservation Area be required this must be applied for via an update to this AIA if the application is still live, or via the relevant Conservation Area works to trees application process.

1.15 The site does not lie within a Conservation Area and therefore this will not need to be considered for this application.

National Planning Policy Framework (NPPF)

1.16 Within the Habitats and biodiversity section of the NPPF it states "When determining planning applications, local planning authorities should apply the following principles:

- *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 compensation strategy exists;"*

1.17 It goes on to define these as follows;

- **Ancient or veteran tree:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

1.18 Veteran/Ancient trees and woodlands should therefore be avoided and incorporated into the design proposals wherever possible.

1.19 Within the site there are no veteran trees and no ancient woodlands, therefore these do not need to be considered as part of this application.

Felling Licence

1.20 A felling licence is not required to facilitate a development authorised by a planning permission.

1.21 A felling licence may be required as part of any subsequent tree management works that may be enforced as a condition of planning or as part of on-going improvements.

Chapter 2

Tree Survey Results

2.1 The Tree Survey Schedule at **Appendix A** details the results of the tree survey and includes any management recommendations. The schedule should be read in conjunction with the tree plans at **Appendix B** which show the location of each tree and group surveyed and the extent of their canopies and RPA.

2.2 A total of 139 individual trees were surveyed within the site and a further 9 trees were surveyed beyond the redline boundary as their size, canopy spread, or rooting zone could be impacted by any development.

2.3 BS5837 sets out the categorisation of trees as the following insert:

Figure 2.1: BS5837 Categorisation cascade chart

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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i>		
	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)
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 remediable 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 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
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	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 benefits	Trees with no material conservation or other cultural value
  			

2.4 The table below details the number and BS5837 categorisation of the trees surveyed.

Table 2.1: BS5837 categorisation of the trees surveyed.

	Category A	Category B	Category C	Category U
Within site boundary	-	68 trees	70 trees	1 Tree
Outside of site boundary	-	9 trees	-	-

2.5 The most important trees on site are therefore the 68 category B trees, specifically the trees to the east of the site, T91- T126 and along Bax Rd, trees T023 to T025 along with trees T001, T002, T005, T006 and T008 fronting on to the main road.

2.6 The trees to the east of the site next to blocks 1 & 2 have the greater visual amenity due to the range of life stages and development. These trees have grown in closely proximity with many canopies developing together, due to this removal of sections of these groups would have a greater visual affect as it would leave biased canopies.

2.7 A number of Alder trees are spread throughout the site with many along the northern boundary in close proximity to the buildings. Due to their positions the long-term retention of these trees is reduced.

Figure 2.2: photo showing trees T74 Alder and T75 Cherry



2.8 Trees to the western side of the block 4 provide an attractive area of planted trees and open space. Although many are categorised as category C in this area due to their size or condition, they all have a value as a group feature.

Figure 2.3: Photo showing trees T031 to T035



2.9 There is one category U tree on site, T036 which although dead, does not pose a great risk due to the size, but recommendation is to fell regardless of any development.

Root Protection Areas

2.10 Tree roots are primarily in the top 30cm of soil as further down oxygen becomes more limiting and roots need to respire. The RPA represents the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, this area must be left undisturbed to ensure the trees survival. BS:5837 recommends that there should be no excavation, no changes of soil level (either increases or decreases) and no compaction within the root protection area. Root Protection Areas (RPA's) have been calculated in accordance with BS 5837 using each tree's stem diameter at 1.5 metres.

2.11 In the British Standard the Root Protection Area is calculated as the equivalent of a circle. The presence of surrounding structures or the topography of the site means actual morphology and disposition of tree roots may be unknown. Changing the shape of the RPA would however largely be based on conjecture and so we generally avoid it unless significant site features are present that could clearly influence the disposition of tree root growth (e.g. water courses, building foundations and retaining walls).

2.12 It should be noted that RPA's for veteran trees will be calculated slightly differently as per guidance to allow these trees the extra protection they need.

Chapter 3

Arboricultural Impact Assessment

3.1 This Arboricultural Impact Assessment (AIA) will identify which trees will need to be removed and pruned, and those that will be potentially impacted by the proposed development.

3.2 It will also provide guidance on the type of mitigation measures that could be used in order to retain trees where construction is in close proximity, and addresses all site factors of access, site compounds, working spaces and storage of equipment and materials near trees providing the necessary recommendations.

The Design Proposals

3.3 It is proposed to redevelop and expand the existing student accommodation along with new hard and soft landscaping.

3.4 Impacts of the proposals have been assessed against the Proposed Site Plan (ref:240222 12355 Stage One Landscape concept) as shown on Drawing 2 and Drawing 3 in **Appendix B**.

Tree Removal

3.5 To facilitate the above proposal the removal of 78 individual trees will be required, as shown on Drawing 2. Categories of trees to be removed can be seen in the table below and in the Tree Data Schedule in **Appendix A**.

Table 3.1: BS5837 Categorisation of trees to be removed

	Category A trees to be removed	Category B trees to be removed	Category C trees to be removed	Category U trees to be removed
Within site boundary	-	36 Trees	41 Trees	1 Tree
Outside of site boundary	-	-	-	-

3.6 The removal of these trees will have a significant visual impact upon the site, particularly to the rear of the site where there is the loss of early mature trees. These losses will be mostly visible from the rear of the properties on Upper West Grove and from the junction of South Grove and Chelford Close.

3.7 Replacement planting to mitigate against the loss will be required. 125 trees are proposed.

3.8 All other trees surveyed can be retained on site with adequate protection or specialised mitigation methods as detailed below.

Tree Pruning

3.9 To allow for the construction processes and/or final design to be built, the following trees will require pruning to avoid damage to canopies.

Table 3.2: Tree pruning recommendations

Tree number	Work required
T092	Crown raise to 3m above footpath
T093	Crown raise to 3m above footpath
T094	Crown raise to 3m above footpath

3.10 These have also been detailed in the tree data sheets in Appendix 1.

Identified Arboricultural Impacts

3.11 The following impacts to trees will require further specialised mitigation measures to retain them in a safe condition.

Table 3.3: Trees where construction impacts have been identified

Tree number	Impact	Special mitigation required
T014-T015	Footpath Installation	Cellular Confinement System
T091-T099	Footpath Installation	Supervised Excavation

3.12 Specifications for the mitigation required above have been detailed in the Arboricultural Method Statement.

Protection measures

3.13 Protection measures will be required around all retained trees to avoid any detrimental damage via their canopies or roots. The general method to achieve this is through the use of temporary protection fencing which encloses the RPA of retained trees, creating a sacrosanct Construction Exclusion Zone (CEZ) where no works can take place. An indicative alignment of this fencing is shown on drawing 3.

3.14 Where protection fencing is not practicable or would cause an excessive constraint to development operations,

further protective methods can be used such as ground protection measures to avoid soil compaction or stem boxes to protect tree stems from physical damage.

3.15 Where existing hard surfaces are present within the RPA of retained trees they should be kept in place where possible, even if they are not part of the design proposals. These hard surfaces will provide ground protection for any roots present beneath the hard surface during development works.

Arboricultural Method Statement

3.16 In accordance with BS5837, the Arboricultural Method Statement (AMS) has been produced as a series of working drawings to provide a detailed sequence of events and site-specific methodologies detailing how the identified mitigation in table 4 above will be carried out during construction.

3.17 Any operations that will need to be carried out under the supervision of the project arboriculturist have been detailed within this AMS.

Mitigation Measures

3.18 To mitigate against the 78 trees being removed a detailed landscape plan will be required.

General advice

3.19 Any materials which have the potential to contaminate the soil, e.g. concrete mixing and diesel oil will not be discharged within 10m of the tree stem. This should take into consideration the topography of the site and slopes, to avoid materials such as concrete washings flowing towards retained trees.

3.20 Fires shall not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.

3.21 Notice boards, telephone cables or other services should not be attached to any part of retained trees.

3.22 Changes in ground level can be harmful to trees where stripping or filling of soil is carried out in the RPA. It is therefore important that no significant changes in level occur within the RPA of retained trees.

Appendix A

Tree Survey Schedule

A.1 Tree Survey Schedule of data collected on site.

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T001	Bird Cherry (<i>Prunus padus</i>)	6	140	N:2 E:2 S:2 W:1	1.5	Early Mature	40+ Years	Good	Good	Crown raised in past. Western canopy merging into neighbouring tree.	-	B1	9
T002	Italian Alder (<i>Alnus cordata</i>)	9.5	230	N:2.5 E:2.5 S:2.5 W:2.5	1.5	Semi Mature	40+ Years	Good	Good	Small wounds from removed branches. Canopy touching neighbouring trees.	-	B1	25
T003	Hornbeam (<i>Carpinus betulus</i>)	4	90	N:2 E:1.5 S:1.5 W:0.5	2	Semi Mature	40+ Years	Good	Good	Canopy partly suppressed by neighbouring tree.	Remove to facilitate the development	C1	4
T004	Cornelian Cherry (<i>Cornus mas</i>)	4	80	N:0.5 E:0.5 S:1 W:1	1.5	Early Mature	20+ Years	Good	Good	Suckering growth from base.	Remove to facilitate the development	C1	3
T005	Cherry (<i>Prunus</i> sp. 'Cherry')	4	160	N:1.5 E:1.5 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Previously crown raised with wounds occluding.	Remove to facilitate the development	B1	11
T006	Hornbeam (<i>Carpinus betulus</i>)	6	160	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Multi stemmed at approx.2m. Minor bleed to stem.	Remove to facilitate the development	B1	11
T007	Cornelian Cherry (<i>Cornus mas</i>)	4	70	N:1.5 E:1.5 S:1.5 W:1.5	1.5	Early Mature	20+ Years	Good	Good	Suckering growth at the base.	Remove to facilitate the development	C1	2
T008	Crab Apple (<i>Malus sylvestris</i>)	6	100	N:2 E:2 S:2 W:2	3	Semi Mature	40+ Years	Good	Good	Fairly young tree. Multi stemmed at approx.2m	Remove to facilitate the development	B1	5
T009	Hornbeam (<i>Carpinus betulus</i>)	6.5	140	N:1 E:1.5 S:1 W:1.5	0.5	Semi Mature	40+ Years	Good	Good	Strimmer damage to stem. 0.5m clearance from building. Planted too close to building. Tight unions	Remove to facilitate the development	C1	9
T010	Hornbeam (<i>Carpinus betulus</i>)	6	170	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	Damage from stake. Volcano planting around base of stem. Planted too close to building with 0.5m canopy clearance.	Remove to facilitate the development	C1	13

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T011	Hornbeam (<i>Carpinus betulus</i>)	8	120	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	20+ Years	Fair	Fair	Damage from stake and tie. Volcano planting. Tight unions. 1m clearance from building	Remove to facilitate the development	C1	6
T012	Cornelian Cherry (<i>Cornus mas</i>)	3.5	70	N:1 E:0.5 S:1 W:1	0	Early Mature	20+ Years	Fair	Fair	No visible defects	Remove to facilitate the development	C1	2
T013	Cornelian Cherry (<i>Cornus mas</i>)	3.5	70	N:0.5 E:0.5 S:0.5 W:0.5	2	Early Mature	20+ Years	Fair	Fair	Crown raised in the past with wounds occluding.	-	C1	2
T014	Cherry (<i>Prunus sp.</i> 'Cherry')	5	170	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Fair	Evidence of root ball edge. Volcano planting at base of stem.	-	B1	13
T015	Scots Pine (<i>Pinus sylvestris</i>)	4.5	150	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Constriction where tree tie used to be has left indent upon tree.	-	C1	10
T016	Cornelian Cherry (<i>Cornus mas</i>)	3	90	N:1 E:1 S:2 W:1	0	Early Mature	20+ Years	Fair	Good	No visible defects	Remove to facilitate the development	C1	4
T017	Paper Birch (<i>Betula papyrifera</i>)	10	150	N:3 E:3 S:3 W:3	3	Semi Mature	40+ Years	Fair	Good	Loss of leader created biased canopy. Limited canopy.	Remove to facilitate the development	C1	10
T018	Bird Cherry (<i>Prunus padus</i>)	7	150	N:3 E:3 S:3 W:3	0	Semi Mature	40+ Years	Good	Good	Multi stemmed from base. Suckering growth.	Remove to facilitate the development	B1	10
T019	Norway Maple (<i>Acer platanoides</i>)	6	140	N:3 E:3 S:3 W:3	3	Semi Mature	40+ Years	Good	Fair	Stake still remaining at base.	Remove to facilitate the development	B1	9
T020	Cherry (<i>Prunus sp.</i> 'Cherry')	5	100	N:1.5 E:1.5 S:1.5 W:1.5	3	Semi Mature	40+ Years	Good	Fair	No visible defects.	Remove to facilitate the development	B1	5

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T021	Hornbeam (<i>Carpinus betulus</i>)	4	130	N:0.5 E:1.5 S:1 W:0.5	2	Semi Mature	20+ Years	Fair	Fair	Stake still attached damaging stem. Temporary building affecting canopy.	Remove to facilitate the development	C1	8
T022	Hornbeam (<i>Carpinus betulus</i>)	6	110	N:1.5 E:1.5 S:1 W:1.5	2	Semi Mature	20+ Years	Fair	Fair	Stake still attached damaging stem and between branches. Temporary building affecting canopy.	Remove to facilitate the development	C1	5
T023	Norway Maple (<i>Acer platanoides</i>)	5.5	120	N:2 E:2 S:2 W:2	2.5	Semi Mature	40+ Years	Good	Good	No visible defects.	Remove to facilitate the development	B1	6
T024	Norway Maple (<i>Acer platanoides</i>)	5.5	120	N:2 E:2 S:2 W:2	2.5	Semi Mature	40+ Years	Good	Good	Minor strimmer damage to base of stem.	Remove to facilitate the development	B1	6
T025	Norway Maple (<i>Acer platanoides</i>)	5.5	120	N:2 E:2 S:2 W:2	2.5	Semi Mature	40+ Years	Good	Good	No visible defects.	Remove to facilitate the development	B1	6
T026	Poplar (<i>Populus sp.</i>)	9	270	N:3 E:3 S:4 W:3	2	Semi Mature	40+ Years	Fair	Fair	Crown raised in the past.	Remove to facilitate the development	B1	32
T027	Poplar (<i>Populus sp.</i>)	11	270	N:3 E:3 S:4 W:3	2	Semi Mature	40+ Years	Fair	Fair	Suckering growth at base. To close to building.	Remove to facilitate the development	C1	32
T028	Poplar (<i>Populus sp.</i>)	7	170	N:3 E:3 S:1 W:3	2	Semi Mature	40+ Years	Fair	Fair	Suckering growth at base.	Remove to facilitate the development	C1	13
T029	Poplar (<i>Populus sp.</i>)	9	270	N:3 E:1 S:3 W:3	2	Semi Mature	40+ Years	Fair	Fair	Crown raised in the past.	Remove to facilitate the development	B1	32
T030	Sorbus (<i>Sorbus sp.</i>)	3.5	90	N:0.5 E:0.5 S:0.5 W:0.5	2	Young	20+ Years	Fair	Fair	Strimmer damage to stem. Loss of leader.	Remove to facilitate the development	C1,3	4

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T031	Norway Maple (<i>Acer platanoides</i>)	5	100	N:2 E:2 S:2 W:2	2	Semi Mature	20+ Years	Fair	Poor	Damage to stem from tree tie caused wound and constriction.	Remove to facilitate the development	C1	5
T032	Poplar (<i>Populus sp.</i>)	8	250	N:2.5 E:2.5 S:2.5 W:2.5	2	Semi Mature	40+ Years	Fair	Fair	Suckering growth removed. Over ground rooting present.	Remove to facilitate the development	C1	28
T033	Hawthorn (<i>Crataegus sp.</i>)	3.5	70	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	Remove to facilitate the development	C1	2
T034	Cornelian Cherry (<i>Cornus mas</i>)	3.5	70	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	Remove to facilitate the development	C1	2
T035	Apple (<i>Malus sp.</i>)	7	130	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Suckering growth removed at base, stubs remaining.	Remove to facilitate the development	B1	8
T036	Common Alder (<i>Alnus glutinosa</i>)	4	70	N:0 E:0 S:0 W:0	0	Dead	Dead	Dead	Dead	Dead standing stem.	Remove to facilitate the development	U	0
T037	Crab Apple (<i>Malus sylvestris</i>)	4.5	100	N:0.5 E:0.5 S:0.5 W:0.5	1	Semi Mature	40+ Years	Fair	Fair	Wounds to stem from loss of branches. Crown raised in the the past.	Remove to facilitate the development	B1	5
T038	Oak (<i>Quercus sp.</i>)	7	150	N:3 E:3.5 S:4 W:3.5	1.5	Semi Mature	40+ Years	Good	Good	Growing in planting pit. Low canopy over path.	Remove to facilitate the development	B1	10
T039	Common Hawthorn (<i>Crataegus monogyna</i>)	3.5	100	N:1.5 E:1.5 S:1.5 W:1.5	1.5	Semi Mature	40+ Years	Fair	Fair	Stake still remaining. Suckering growth.	-	C1	5
T040	Norway Maple (<i>Acer platanoides</i>)	4	70	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Semi Mature	20+ Years	Fair	Fair	No visible defects.	Remove to facilitate the development	C1	2

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T041	Cherry (<i>Prunus</i> sp. 'Cherry')	4.5	80	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects.	Remove to facilitate the development	C1	3
T042	Common Alder (<i>Alnus glutinosa</i>)	10	190	N:2.5 E:2.5 S:2.5 W:2.5	2	Early Mature	40+ Years	Fair	Good	No visible defects.	-	B1	17
T043	Bird Cherry (<i>Prunus padus</i>)	9	150	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	Tree tie occluded into stem.	-	B1	10
T044	Rowan (<i>Sorbus aucuparia</i>)	4.5	80	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Fair	Stake at base. Damage to stem from stake. Crown raised in the past.	-	C1	3
T045	Bird Cherry (<i>Prunus padus</i>)	3.5	4 stems: 80(avg)	N:0.5 E:0.5 S:0.5 W:0.5	0	Semi Mature	40+ Years	Fair	Fair	Poor form. Previously crown raised.	-	C1	11
T046	Common Alder (<i>Alnus glutinosa</i>)	10	220	N:3.5 E:3.5 S:3.5 W:3.5	2	Early Mature	40+ Years	Good	Fair	Still in leaf, crown raised in the past.	-	B1	21
T047	Crab Apple (<i>Malus sylvestris</i>)	6	80	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	20+ Years	Fair	Fair	Strimmer wound to stem and bark wound loss of bark.	-	C1	3
T048	Cherry (<i>Prunus</i> sp. 'Cherry')	4	120	N:1.5 E:1.5 S:0.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	-	B1	6
T049	Bird Cherry (<i>Prunus padus</i>)	3	60	N:1 E:1 S:1 W:1	0	Young	20+ Years	Fair	Fair	Growing on slope with suckering growth.	-	C1	2
T050	Cornelian Cherry (<i>Cornus mas</i>)	4	80	N:1.5 E:1.5 S:1.5 W:1.5	0	Semi Mature	40+ Years	Fair	Fair	Tree stake and tie has caused damage and are still present.	-	C1	3

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T051	Poplar (<i>Populus sp.</i>)	9	260	N:3 E:3 S:3 W:3	0	Semi Mature	40+ Years	Fair	Fair	Stake still remaining	-	C1	30
T052	Norway Maple (<i>Acer platanoides</i>)	2.5	2 stems: 40(avg)	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Young	40+ Years	Fair	Fair	No visible defects	-	C1	2
T053	Bird Cherry (<i>Prunus padus</i>)	9	140	N:1.5 E:1.5 S:1.5 W:1.5	2	Early Mature	40+ Years	Good	Good	Strimmer damage to base wound to stem. Lower canopy has been pruned.	-	B1	9
T054	Bird Cherry (<i>Prunus padus</i>)	2.5	50	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Young	20+ Years	Fair	Poor	Wound to stem resulting in loss of part of stem. Strimmer damage. Damage from stake and tie. Root ball is unstable, reduced stability of tree.	-	C1	1
T055	Cornelian Cherry (<i>Cornus mas</i>)	4	50	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Semi Mature	40+ Years	Good	Fair	Minor damage to stem from tree tie. Suckering growth has been removed.	Remove to facilitate the development	C1	1
T056	Norway Maple (<i>Acer platanoides</i>)	4.5	80	N:1.5 E:1.5 S:1.5 W:1.5	2.5	Semi Mature	40+ Years	Fair	Fair	No visible defects	-	C1	3
T057	Prunus (<i>Prunus sp.</i>)	2.5	30	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Young	20+ Years	Fair	Fair	No visible defects	-	C1	1
T058	Cornelian Cherry (<i>Cornus mas</i>)	4	80	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	20+ Years	Good	Fair	No visible defects	-	C1	3
T059	Bird Cherry (<i>Prunus padus</i>)	4.5	90	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	40+ Years	Good	Fair	Canopy touching neighbouring tree	Remove to facilitate the development	B1	4
T060	Oak (<i>Quercus sp.</i>)	10	180	N:3 E:3 S:3 W:3	2	Semi Mature	50+ Years	Good	Good	Minor bleed at base	Remove to facilitate the development	B1	15

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T061	Alder (<i>Alnus sp.</i>)	12	220	N:3.5 E:3.5 S:3.5 W:3.5	2	Semi Mature	40+ Years	Good	Good	Tie embedded into trunk.	Remove to facilitate the development	B1	21
T062	Alder (<i>Alnus sp.</i>)	12	240	N:3.5 E:3.5 S:3.5 W:3.5	2	Semi Mature	40+ Years	Good	Good	Canopy almost touching building.	Remove to facilitate the development	B1	26
T063	Rowan (<i>Sorbus aucuparia</i>)	6	3 stems: 60(avg)	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Semi Mature	40+ Years	Fair	Fair	Trifurcate at 0.5m	Remove to facilitate the development	C1	5
T064	Sorbus (<i>Sorbus sp.</i>)	3.5	2 stems: 60(avg)	N:0.5 E:0.5 S:0.5 W:0.5	1.5	Semi Mature	40+ Years	Fair	Fair	Bifurcate at 0.5m	Remove to facilitate the development	C1	3
T065	Apple (<i>Malus sp.</i>)	11	180	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Small bark wound	Remove to facilitate the development	B1	15
T066	Crab Apple (<i>Malus sylvestris</i>)	4	80	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	40+ Years	Fair	Fair	Strimmer damage	Remove to facilitate the development	C1	3
T067	Hornbeam (<i>Carpinus betulus</i>)	5	90	N:2 E:2 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Damage from stake and tie.	Remove to facilitate the development	B1	4
T068	Hornbeam (<i>Carpinus betulus</i>)	3.5	80	N:1.5 E:1.5 S:1.5 W:1.5	2	Young	40+ Years	Good	Fair	Strimmer damage to base of stem.	Remove to facilitate the development	C1	3
T069	Pine (<i>Pinus sp.</i>)	3.5	120	N:1.5 E:1 S:1.5 W:1.5	1	Semi Mature	40+ Years	Good	Good	No visible defects	Remove to facilitate the development	B1	6
T070	Oak (<i>Quercus sp.</i>)	6.5	190	N:2.5 E:2.5 S:2.5 W:2.5	1	Semi Mature	40+ Years	Good	Good	No visible defects	Remove to facilitate the development	B1	17

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T071	Sorbus (<i>Sorbus sp.</i>)	4.5	110	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	Small broken branch	Remove to facilitate the development	C1	5
T072	Bird Cherry (<i>Prunus padus</i>)	3	5 stems: 30(avg)	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Semi Mature	40+ Years	Fair	Fair	Suckering at base	Remove to facilitate the development	C1	2
T073	Cornelian Cherry (<i>Cornus mas</i>)	3.5	80	N:2 E:2 S:2 W:2	0	Semi Mature	40+ Years	Fair	Fair	Damage from stake and tie	Remove to facilitate the development	C1	3
T074	Alder (<i>Alnus sp.</i>)	12	270	N:3 E:3 S:3 W:3	0	Semi Mature	40+ Years	Good	Fair	Damage from stake to stem. Soil level raised around base. Alder beetle present. Exposed roots. Canopy touching ground.	Remove to facilitate the development	B1	32
T075	Cherry (<i>Prunus sp.</i> 'Cherry')	6	190	N:3.5 E:3 S:2.5 W:3.5	2	Semi Mature	40+ Years	Good	Good	Exposed roots. Canopy almost touching building	Remove to facilitate the development	B1	17
T076	Cherry (<i>Prunus sp.</i> 'Cherry')	5.5	150	N:3 E:2.5 S:2.5 W:2.5	1	Semi Mature	40+ Years	Good	Good	Damage from stake	Remove to facilitate the development	B1	10
T077	Hornbeam (<i>Carpinus betulus</i>)	3.5	110	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	20+ Years	Fair	Fair	Lesion from base to 2m of stem affecting a third of the circumference of stem. Column of dead wood with Saprotrophic fungus evident on deadwood.	Remove to facilitate the development	C1	5
T078	Alder (<i>Alnus sp.</i>)	5	80	N:1 E:1 S:1 W:1.5	0.5	Semi Mature	40+ Years	Fair	Fair	Suckering at base	Remove to facilitate the development	C1	3
T079	Crab Apple (<i>Malus sylvestris</i>)	4	90	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	40+ Years	Fair	Fair	Strimmer damage and lose of bark at approximately 2m	Remove to facilitate the development	C1	4
T080	Hornbeam (<i>Carpinus betulus</i>)	4	90	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Fair	Fair	Rubbing from stake	Remove to facilitate the development	C1	4

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T081	Hornbeam (<i>Carpinus betulus</i>)	4	90	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Fair	Fair	Rubbing from stake	Remove to facilitate the development	C1	4
T082	Alder (<i>Alnus sp.</i>)	2.5	50	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Semi Mature	10+ Years	Fair	Poor	Loss of leader within the canopy.	Remove to facilitate the development	C1	1
T083	Apple (<i>Malus sp.</i>)	6.5	120	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	Remove to facilitate the development	B1	6
T084	Sorbus (<i>Sorbus sp.</i>)	3.5	70	N:0.5 E:0.5 S:0.5 W:0.5	0.5	Semi Mature	20+ Years	Good	Fair	Loss of leader. Strimmer damage	Remove to facilitate the development	C1	2
T085	Bird Cherry (<i>Prunus padus</i>)	4	70	N:1 E:1 S:1 W:1	1	Semi Mature	20+ Years	Good	Fair	Strimmer damage to base of stem.	Remove to facilitate the development	C1	2
T086	Sorbus (<i>Sorbus sp.</i>)	4	70	N:1 E:1 S:1 W:1	2.5	Semi Mature	20+ Years	Good	Fair	Strimmer damage to base of stem.	Remove to facilitate the development	C1	2
T087	Cornelian Cherry (<i>Cornus mas</i>)	4	70	N:2 E:1 S:1 W:1	1	Semi Mature	40+ Years	Good	Good	Suckering at base of stem.	Remove to facilitate the development	C1	2
T088	Oak (<i>Quercus sp.</i>)	6.5	120	N:4 E:4 S:4 W:4	2	Semi Mature	40+ Years	Good	Good	Damage from rubbing of stake and tie	Remove to facilitate the development	B1	6
T089	Cornelian Cherry (<i>Cornus mas</i>)	4	70	N:1 E:1.5 S:1 W:1.5	0.5	Semi Mature	40+ Years	Fair	Fair	Damage from stake and tie	Remove to facilitate the development	C1	2
T090	Alder (<i>Alnus sp.</i>)	14	260	N:3.5 E:3 S:1.5 W:3	1	Semi Mature	20+ Years	Good	Good	Wound from stake creating bulging to stem. Canopy touching wall and building. Too big for location	Remove to facilitate the development	B1	30

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T091	Sorbus (<i>Sorbus sp.</i>)	5	2 stems: 150(avg)	N:1 E:2 S:2 W:2	2	Semi Mature	20+ Years	Good	Fair	Bifurcated at 0.5m. Lesion to stem at approx 0.5m from base. 3x3cm wound	-	C1	20
T092	Alder (<i>Alnus sp.</i>)	12	240	N:3 E:4 S:4 W:4	0.5	Early Mature	40+ Years	Good	Good	Lesion to stem. Low growing canopy over path	Crown raise to give 3m above footpath	B1	26
T093	Alder (<i>Alnus sp.</i>)	12	240	N:3 E:4 S:4 W:4	0.5	Early Mature	40+ Years	Good	Good	Lesion to stem. Low growing canopy over path	Crown raise to give 3m above footpath	B1	26
T094	Hawthorn (<i>Crataegus sp.</i>)	3	2 stems: 50(avg)	N:2 E:2 S:2 W:2	0.5	Semi Mature	40+ Years	Fair	Fair	Twin stemmed at base	Crown raise to give 3m above footpath	C1	3
T095	Crab Apple (<i>Malus sylvestris</i>)	3	70	N:0.5 E:0.5 S:0.5 W:0.5	1	Semi Mature	40+ Years	Good	Fair	Deadwood in centre of canopy, minor	-	C1	2
T096	Bird Cherry (<i>Prunus padus</i>)	5.5	190	N:2.5 E:2.5 S:2.5 W:2	2	Semi Mature	40+ Years	Good	Good	No visible defects	-	B1	17
T097	Sycamore (<i>Acer pseudoplatanus</i>)	6	140	N:2.5 E:3 S:2.5 W:3	0.5	Semi Mature	40+ Years	1Good	Good	Stake remaining. Low growing canopy over path	-	B1	9
T098	Poplar (<i>Populus sp.</i>)	7	200	N:3 E:3 S:3 W:3	0.5	Early Mature	20+ Years	Fair	Fair	Lesion to stem from stake. Low growing canopy	-	B1	18
T099	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	7	70	N:0.5 E:0.5 S:0.5 W:1.5	0.5	Young	20+ Years	Fair	Fair	Rubbing from stake	-	C1	2

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T100	Sycamore (<i>Acer pseudoplatanus</i>)	7	140	N:1.5 E:2.5 S:2.5 W:3	0.5	Semi Mature	40+ Years	Good	Good	Stake remaining. Low growing canopy over path	-	B1	9
T101	Cornelian Cherry (<i>Cornus mas</i>)	3.5	80	N:2 E:1.5 S:2 W:2	0.5	Semi Mature	40+ Years	Good	Fair	Suckering growth to base of stem.	-	C1	3
T102	Poplar (<i>Populus sp.</i>)	11	250	N:3 E:3 S:3 W:3	0	Early Mature	20+ Years	Good	Fair	No visible defects	Remove to facilitate the development	B1	28
T103	Hawthorn (<i>Crataegus sp.</i>)	3.5	100	N:2 E:2 S:2 W:2	1	Semi Mature	40+ Years	Good	Fair	Suckering growth to base of stem.	-	C1	5
T104	Rowan (<i>Sorbus aucuparia</i>)	7	110	N:1.5 E:1.5 S:1.5 W:1	1	Semi Mature	20+ Years	Fair	Fair	Damage to stem at approx 1m.	-	B1	5
T105	Cornelian Cherry (<i>Cornus mas</i>)	4	70	N:1.5 E:1.5 S:1.5 W:1.5	0.5	Semi Mature	40+ Years	Good	Good	Historical damage from stake and tie.	-	B1	2
T106	Cherry (<i>Prunus sp.</i> 'Cherry')	4.5	160	N:2 E:1.5 S:2 W:2	2	Semi Mature	40+ Years	Good	Good	Minor bleed to stem	-	B1	11
T107	Alder (<i>Alnus sp.</i>)	12	220	N:3 E:3 S:2.5 W:2.5	0.5	Semi Mature	40+ Years	Good	Good	Canopy hanging low over path	-	B1	21
T108	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	6	110	N:1.5 E:1.5 S:2 W:2	1.5	Semi Mature	40+ Years	Good	Good	Damage from stake and tie.	Remove to facilitate the development	B1	5

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T109	Crab Apple (<i>Malus sylvestris</i>)	5.5	100	N:1 E:1 S:1 W:1	2.5	Semi Mature	40+ Years	Good	Good	Strimmer damage to base of stem.	Remove to facilitate the development	C1	5
T110	Oak (<i>Quercus sp.</i>)	5.5	90	N:1.5 E:1.5 S:1.5 W:1	1	Young	40+ Years	Good	Good	No visible defects	-	C1	4
T111	Sycamore (<i>Acer pseudoplatanus</i>)	7	120	N:2 E:2 S:2 W:2	0.5	Semi Mature	40+ Years	Good	Good	No visible defects	-	B1	6
T112	Sycamore (<i>Acer pseudoplatanus</i>)	7	140	N:2 E:2 S:2 W:2.5	0.5	Semi Mature	40+ Years	Good	Good	No visible defects	-	B1	9
T113	Alder (<i>Alnus sp.</i>)	8	150	N:2 E:2 S:2 W:2	0.5	Semi Mature	40+ Years	Good	Good	Fluting of base.	-	B1	10
T114	Bird Cherry (<i>Prunus padus</i>)	4	80	N:0.5 E:0.5 S:0.5 W:0.5	2	Semi Mature	40+ Years	Fair	Good	Snapped branch within the canopy. Small wounds at unions with loss of bark.	-	C1	3
T115	Rowan (<i>Sorbus aucuparia</i>)	4	80	N:1 E:1 S:1 W:1	1	Semi Mature	40+ Years	Good	Fair	Stake and tied causing damage to stem	-	C1	3
T116	Poplar (<i>Populus sp.</i>)	9	250	N:3 E:3 S:3 W:3	0.5	Early Mature	40+ Years	Good	Good	Suckering at base	-	B1	28
T117	Bird Cherry (<i>Prunus padus</i>)	5.5	100	N:2 E:2 S:2 W:2	1.5	Semi Mature	40+ Years	Good	Good	No visible defects.	-	C1	5
T118	Sycamore (<i>Acer pseudoplatanus</i>)	5	110	N:1.5 E:1.5 S:1.5 W:1.5	1	Semi Mature	40+ Years	Good	Good	No visible defects.	-	C1	5

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T119	Sycamore (<i>Acer pseudoplatanus</i>)	5	80	N:1.5 E:1.5 S:1.5 W:1.5	1	Semi Mature	40+ Years	Good	Good	Damage from tight tree tie	-	C1	3
T120	Poplar (<i>Populus sp.</i>)	6	200	N:2 E:3 S:3 W:2	0.5	Early Mature	40+ Years	Good	Fair	Damage on stem from tree tie	-	B1	18
T121	Sorbus (<i>Sorbus sp.</i>)	3	70	N:0.5 E:0.5 S:1 W:1	1	Semi Mature	20+ Years	Good	Fair	Stake needs removing.	-	C1	2
T122	Hornbeam (<i>Carpinus betulus</i>)	3	80	N:2 E:2 S:2 W:1.5	2	Semi Mature	40+ Years	Good	Good	Stake and tie damaging stem. Strimmer damage old and occluded	-	C1	3
T123	Sycamore (<i>Acer pseudoplatanus</i>)	7	170	N:2 E:2.5 S:2 W:2	1.5	Semi Mature	40+ Years	Good	Good	No visible defects	-	B1	13
T124	Cornelian Cherry (<i>Cornus mas</i>)	3.5	80	N:1.5 E:1.5 S:1.5 W:1.5	0	Semi Mature	40+ Years	Good	Fair	Suckering at base of stem.	-	C1	3
T125	Pine (<i>Pinus sp.</i>)	6.5	170	N:2 E:2 S:2.5 W:2	2	Semi Mature	40+ Years	Good	Good	No visible defects	-	B1	13
T126	Cherry (<i>Prunus sp.</i> 'Cherry')	5	160	N:2.5 E:2.5 S:2.5 W:2	2	Semi Mature	40+ Years	Good	Good	No visible defects.	-	B1	11
T127	Sorbus (<i>Sorbus sp.</i>)	3	10	N:1 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Fair	Good	Minor strimmer damage.	Remove to facilitate the development	B1	0
T128	Oak (<i>Quercus sp.</i>)	9	190	N:3 E:3 S:3 W:3		Semi Mature	40+ Years	Good	Good	Branches touching wall. No visible defects.	Remove to facilitate the development	B1	17

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T129	Rowan (<i>Sorbus aucuparia</i>)	4	80	N:0.5 E:0.5 S:1 W:0.5	2	Semi Mature	20+ Years	Good	Poor	Reduction in rootball stability	Remove to facilitate the development	C1	3
T130	Cherry (<i>Prunus sp.</i> 'Cherry')	5	170	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Evidence of soil disturbance by vehicles and compaction of soil.	Remove to facilitate the development	B1	13
T131	Poplar (<i>Populus sp.</i>)	10	230	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with some exposed roots.	Remove to facilitate the development	B1	25
T132	Poplar (<i>Populus sp.</i>)	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with some exposed roots. Previously reduced from building to south.	-	B1	30
T133	Poplar (<i>Populus sp.</i>)	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with some exposed roots.	-	B1	30
T134	Poplar (<i>Populus sp.</i>)	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with some exposed roots.	-	B1	30
T135	Poplar (<i>Populus sp.</i>)	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac and exposed roots.	-	B1	30
T136	Poplar (<i>Populus sp.</i>)	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac with exposed roots.	-	B1	30
T137	Poplar (<i>Populus sp.</i>)	12	260	N:3 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Fair	Damage to the tarmac and exposed roots.	-	B1	30

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T138	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	7	130	N:0.5 E:0.5 S:1.5 W:0.5	2	Semi Mature	20+ Years	Fair	Fair	Growing within planting pit reduced lower canopy.	Remove to facilitate the development	B1	8
T139	Purple Norway Maple (<i>Acer platanoides</i> 'Crimson King')	6	130	N:0.5 E:0.5 S:1.5 W:0.5	2	Semi Mature	20+ Years	Fair	Fair	Growing within planting pit reduced lower canopy.	Remove to facilitate the development	B1	8
T140	Norway Maple (<i>Acer platanoides</i>)	25	140	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Reduced inspection of base due to undergrowth. Tight unions.	-	B1	9
T141	Hornbeam (<i>Carpinus betulus</i>)	5	140	N:1.5 E:1.5 S:1.5 W:1.5	1	Semi Mature	40+ Years	Good	Fair	Crown raised in the past.	-	B1	9
T142	Indian bean tree (<i>Catalpa bignonioides</i>)	4	90	N:1.5 E:1.5 S:1.5 W:1.5	2	Semi Mature	40+ Years	Good	Good	No visible defects	-	B1,2	4
T143	Norway Maple (<i>Acer platanoides</i>)	5	110	N:1.5 E:1.5 S:0.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Stake rubbing on stem. Growing within planting pit.	-	B1	5
T144	Norway Maple (<i>Acer platanoides</i>)	5	110	N:1.5 E:1.5 S:0.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Growing within planting pit.	-	B1	5
T145	Norway Maple (<i>Acer platanoides</i>)	5	110	N:1.5 E:1.5 S:0.5 W:1.5	2	Semi Mature	40+ Years	Good	Fair	Stake rubbing on stem. Growing within planting pit.	-	B1	5
T146	Norway Maple (<i>Acer platanoides</i>)	7	210	N:2.5 E:2.5 S:2.5 W:2.5	2	Semi Mature	40+ Years	Good	Fair	Growing within planting pit.	-	B1	20

Ref.	Species	Height	Stem Diameter (mm)	Crown Spread	Crown Clearance (m)	Life Stage	Rem. Contrib.	Physiological Condition	Structural Condition	Comments	Recommendations	Retention Category	RPA Area
T147	Norway Maple (<i>Acer platanoides</i>)	7	210	N:2.5 E:2.5 S:2.5 W:2.5	2	Semi Mature	40+ Years	Good	Fair	Growing within planting pit.	-	B1	20
T149	Common Lime (<i>Tilia x vulgaris</i>)	7	260	N:1.5 E:3 S:3 W:3	2	Semi Mature	40+ Years	Good	Good	Growing within planting pit.	-	B1	30

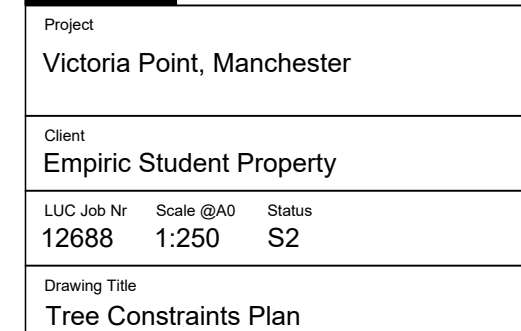
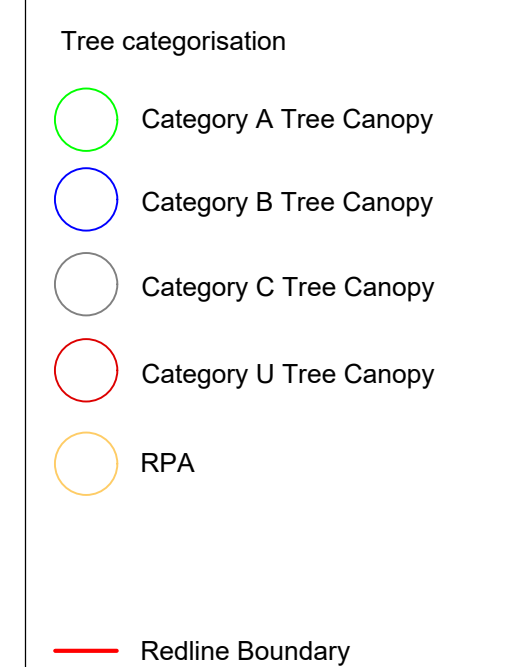
Appendix B

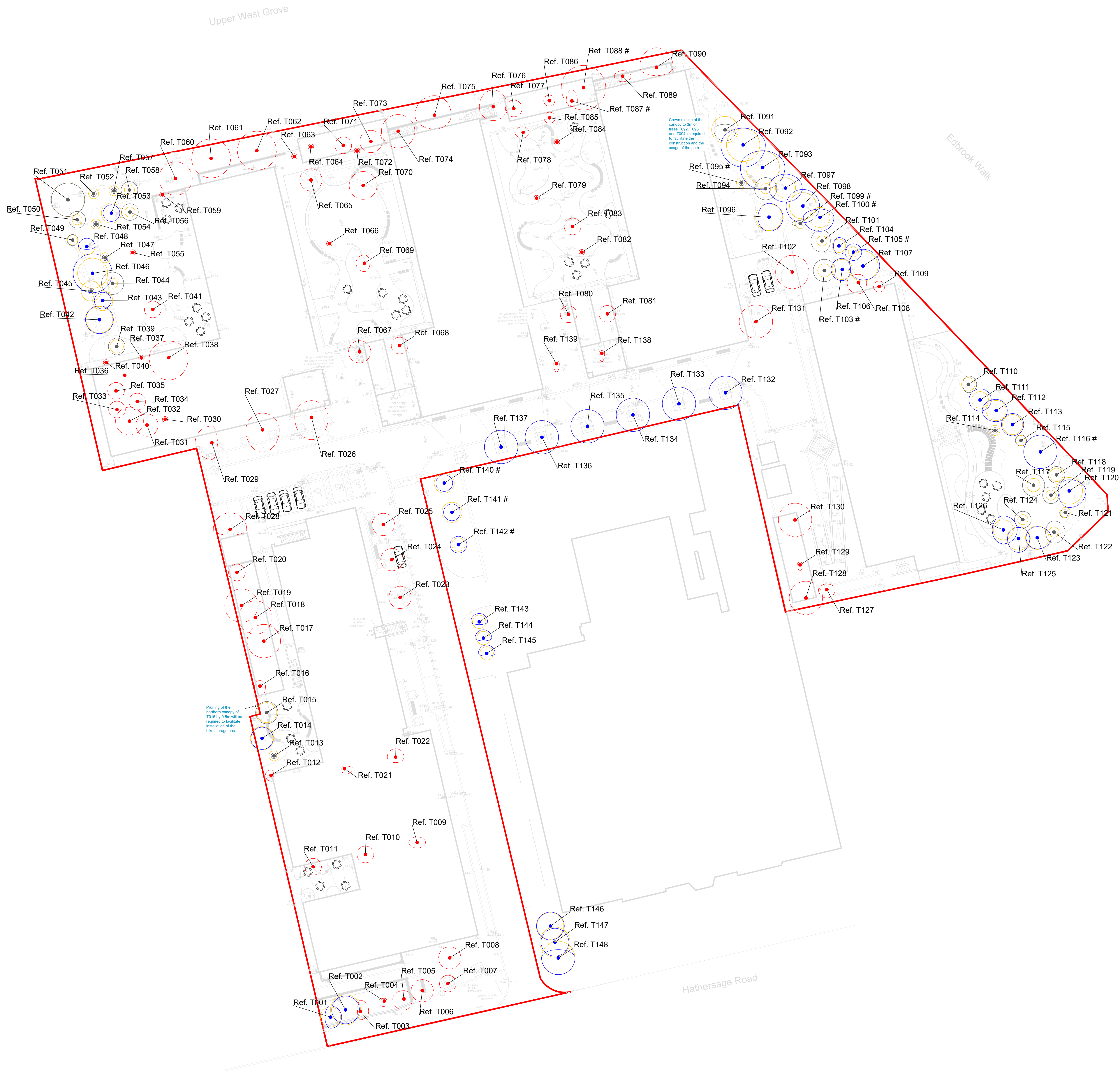
Drawings

B.1 Tree Constraints Plan

B.2 Tree Removal Plan

B.3 Tree Impacts and Protection Plan





Tree Reference

- T Individual Tree
- G Group of Trees
- H Hedge
- W Woodland group of Tree
- # The position of the tree stem has been estimated

Tree categorisation

- Category A Tree Canopy
- Category B Tree Canopy
- Category C Tree Canopy
- Category U Tree Canopy
- RPA
- Tree(s) to be removed

Base Layout

- Redline Boundary

Scale 1:100

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Project
Victoria Point, Manchester

Client
Empiric Student Property

LUC Ref No
12688

Scale (MM)
1:250

Status
S2

Drawing Title
Tree Removal Plan

Drawing Ref
12688-LUC-XX-XX-DR-A-TRP

Rev
3.0

Appendix C

AMS

C.1 Detailed Arboricultural Method Statement

Victoria Point
Arboricultural Method Statement

Introduction and Overview

This Arboricultural Method Statement (AMS) outlines the requirements that must be undertaken in order to protect the retained trees in satisfactory condition. This document gives a definitive account of the treatment of trees during the construction phase. The details and requirements of this method statement must be used to inform the production of all relevant tender documents and instructions to contractors.

Neglecting to follow the precise sequence and manner of the operations outlined below may lead to irreversible harm to trees, potentially resulting in a violation of planning consent. Retained trees are protected by planning law and reckless damage or tree removal could result in a stop notice or prosecution.

GENERAL TERMS

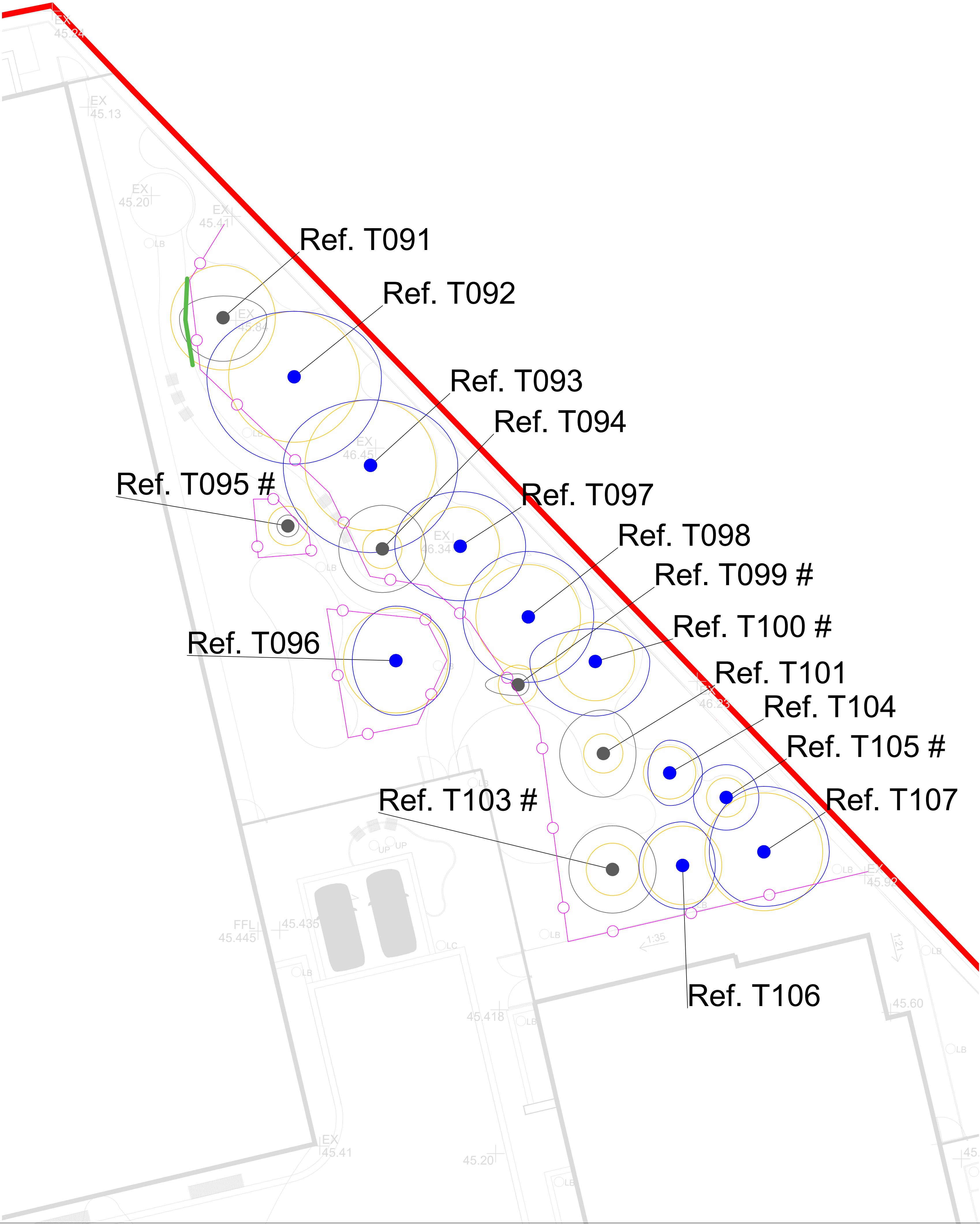
- A. These documents should be reproduced in colour.
- B. The site manager will read and understand this Method Statement. It will be the responsibility of the site manager to ensure compliance with this Method Statement.
- C. A copy of this Method Statement will be made available for inspection on site and introduced to all relevant contractors.
- D. An Arboricultural Contractor will be appointed to undertake the removal of the trees required as stated in the Tree Removal Plan.
- E. An arboricultural consultant will be appointed to supervise certain activities as specified by this document. They must be provided with contact details for the site manager and notified of the date of commencement of works.
- F. Access, works or storage within the CEZ will be prohibited unless specified by this AMS.
- G. The site manager will be responsible for contacting the arboricultural consultant as required by this AMS or any requirement to enter a protected area arises.
- H. Any deviation from the approved scheme will be recorded below and reported to the local planning authority Tree Officer.

Installation of a new footpath

The construction of the new footpath within the trees T091 -T099 will incur into the RPA of trees T091 and T093. The close proximity to the remaining trees will also create an impact and therefore require a special construction method that will be required to be followed as found below.

Supervised excavation by an arboricultural consultant will be required during these works.

- A. A vegetation scrape to a maximum depth of 50mm may be undertaken by flat toothed bucket. No vehicle or plant will enter the unprotected area.
- B. Excavation will be completed by hand in the areas were root pruning is required and minor incursions into the RPA's. This will be supervised by an arboricultural consultant .
- C. Where tree roots are found, material will be carefully removed using hand tools to expose each root .Roots will be retained or be pruned by the supervising arboricultural consultant if the diameter is below 25mm.
- D. Exposed roots to be retained will be wrapped with jute hessian to prevent desiccation.
- E. If significant roots are found which are in conflict with the proposed development then the work will be halted while discussions are made to find a solution.
- F. If there are no conflicts then the construction of the path maybe completed using a porous surface.



Tree Reference

T	Individual Tree
G	Group of Trees
H	Hedge
W	Woodland group of Tree
#	The position of the tree stem has been estimated

Tree categorisation

	Category A Tree Canopy
	Category B Tree Canopy
	Category C Tree Canopy
	Category U Tree Canopy
	RPA

Tree Protective Measures

	Tree Protective Fencing
	Supervised excavation

Base Layout

	Redline Boundary
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Scale 1:100

0 1 2 3 4 5m

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Project
Victoria Point, Manchester

Client
Empiric Student Property

LUC Job Nr	Scale	Status
12688	1:100	S2

Drawing Title
Arboricultural Method Statement Sheet
1 of 2

Drawing Nr	Rev
12688-LUC-XX-XX-DR-A-AMS1	0.1

Victoria Point
Arboricultural Method Statement

Introduction and Overview

This Arboricultural Method Statement (AMS) outlines the requirements that must be undertaken in order to protect the retained trees in satisfactory condition. This document gives a definitive account of the treatment of trees during the construction phase. The details and requirements of this method statement must be used to inform the production of all relevant tender documents and instructions to contractors.

Neglecting to follow the precise sequence and manner of the operations outlined below may lead to irreversible harm to trees, potentially resulting in a violation of planning consent. Retained trees are protected by planning law and reckless damage or tree removal could result in a stop notice or prosecution.

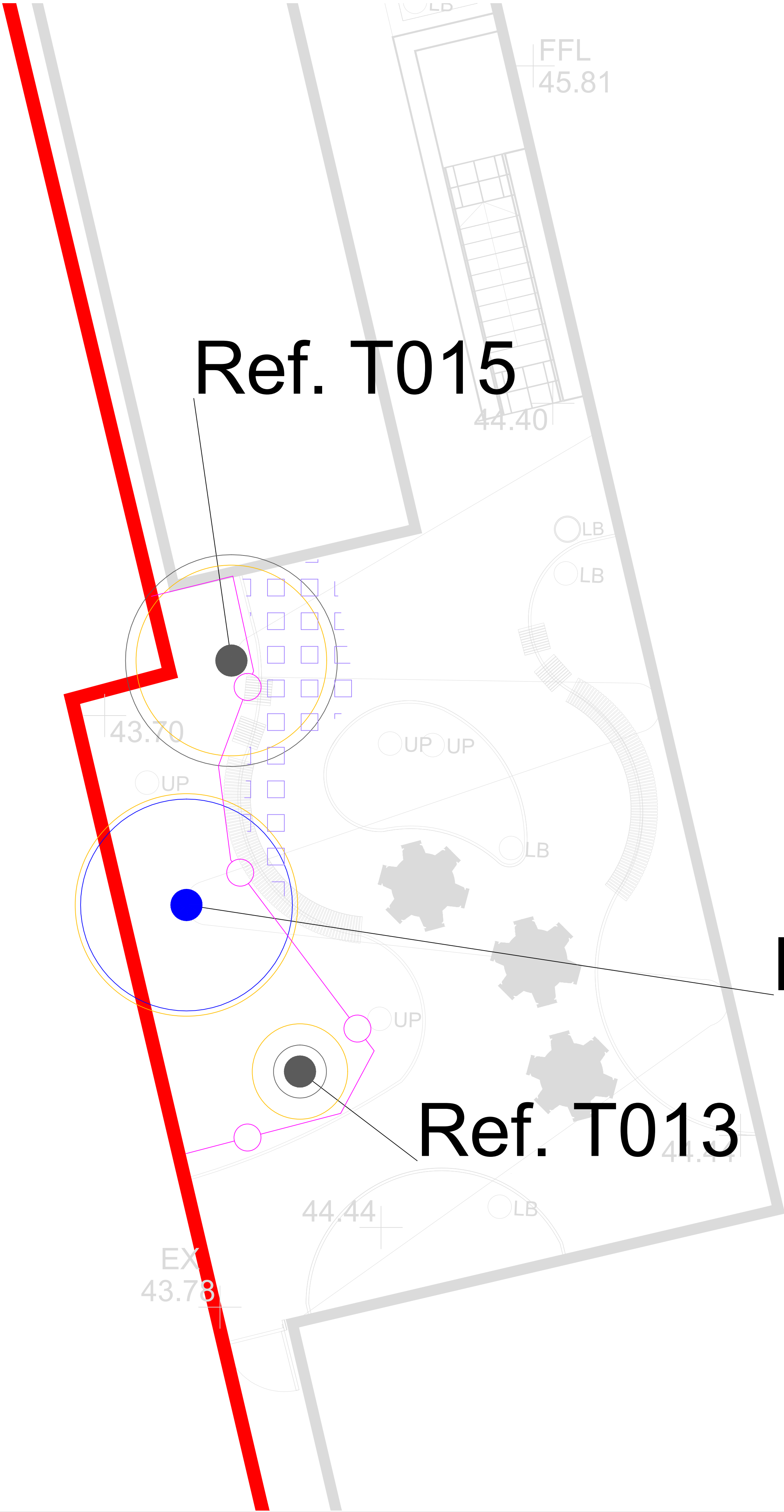
GENERAL TERMS

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- C. A copy of this Method Statement will be made available for inspection on site and introduced to all relevant contractors.
- D. An Arboricultural Contractor will be appointed to undertake the removal of the trees required as stated in the Tree Removal Plan.
- E. An arboricultural consultant will be appointed to supervise certain activities as specified by this document. They must be provided with contact details for the site manager and notified of the date of commencement of works.
- F. Access, works or storage within the CEZ will be prohibited unless specified by this AMS.
- G. The site manager will be responsible for contacting the arboricultural consultant as required by this AMS or any requirement to enter a protected area arises.
- H. Any deviation from the approved scheme will be recorded below and reported to the local planning authority Tree Officer.

Installation of a new above ground cellular confinement footpath

The construction of the new footpath within the trees T014 -T015 will incur into the RPA of these trees and therefore require a special construction method that will be required to be followed as found below.

- A. A vegetation scrape to a maximum depth of 50mm may be undertaken by flat toothed bucket. No vehicle or plant will enter the unprotected area.
- B. Leveling layer of washed sharp sand (no salt or fines) may be laid as required to a maximum depth of 50mm. A geotextile membrane will be laid across the whole area of new footpath
- C. The cellular confinement system will be laid in line with the manufactures instructions.
- D. The top finishing surface will be required to be porous.
- E. The new surface will then be tied into adjacent surface levels.



Tree Reference

- T Individual Tree
- G Group of Trees
- H Hedge
- W Woodland group of Tree
- # The position of the tree stem has been estimated

Tree categorisation

- Category A Tree Canopy
- Category B Tree Canopy
- Category C Tree Canopy
- Category U Tree Canopy
- RPA

Tree Protective Measures

- Tree Protective Fencing
- Cellular Confinement

Base Layout

- Redline Boundary

PS1	XX.XX.XX	First Issue	XX	XX	XX
Rev	Date	Description	Dwn	Chk	App

Scale 1:100

0 1 2 3 4 5m

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LUC Job Nr	Scale @A1	Status
12688	1:50	S2

Drawing Title

Arboricultural Method Statement Sheet

2 of 2

Drawing Nr	Rev
12688-LUC-XX-XX-DR-A-AMS2	0.1