

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

April 2024

Wythenshawe Park

Wythenshawe

Manchester

M23 oAB

U R B A N
G R E E N

QUALITY MANAGEMENT

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1. Executive Summary

- 1.1.1. Urban Green has been instructed by Manchester City Council to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Wythenshawe Park and produce our findings in a report.
- 1.1.2. It is proposed to provide drainage to allow for the development of a football pitch, facilitated by the construction of drainage, an attenuation tank and a culvert to an existing brook at the northern end of the site. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. The proposed development should not require the removal of any trees within the site boundary.
- 1.1.4. To avoid root damage, any required excavation works within likely Root Protection Areas (RPAs) of retained trees within G13 to facilitate the construction of the culvert to the north of the site should be supervised by the project Arboriculturalist. Also, an above-ground construction method such as a cellular confinement system should be utilised for construction of the new footpath within the RPAs of retained trees T2, T3 and T4.
- 1.1.5. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.6. Tree protection fencing, and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Manchester City Council to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837: 2012 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837: 2012 that states *'Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'*
- 2.1.4. The site is located in the area shown in Figure 1. The OS Grid Reference is SJ81517 89799.



Figure 1 – Site Location Plan.

2.2. Scope

- 2.2.1. The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.
- 2.2.2. The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

2.3. Documents Provided

- 2.3.1. A scaled plan has been provided with some tree or tree group positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

2.4. Limitations

- 2.4.1. This report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to reduce risk and liability associated with responsibility for trees.

2.5. The Site

- 2.5.1 The site is located on the far western side of Wythenshawe Park, directly adjacent to Bideford Drive. The Baguley brook runs adjacent to the northern and western site boundaries. The site comprises an open playing field surrounded by trees and shrubs, bounded by residential properties to the north, south and west. Vehicular access to the site is limited due to the brook, and is therefore likely to be through the park from the east/ northeast.

2.6. Geology

- 2.6.1 The British Geological Survey – Geology of Britain Viewer identifies the underlying soil as sand and gravel. Trees growing on this soil type are often able to lay down deeper roots, meaning they are less reliant on roots growing within the upper horizons and are less sensitive to changes in the upper soils than trees growing on clay soils.

3. Legislation

3.1. Tree Protection Status

- 3.1.1 A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2 It has been confirmed via email on 22/03/2024 by Manchester City Council planning department that no Tree Preservation Orders are currently in effect on or in the vicinity of the site.
- 3.1.3 The site is not within a Conservation Area.
- 3.1.4 It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.5 All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.6 It is an offence to remove more than five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Wildlife

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 3.2.2. Where there is evidence that bats, birds, or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 3.2.3. If tree works are carried out during the bird nesting season (March to September inclusive), trees would need to be inspected by a qualified ecologist within the forty-eight-hour period prior to the commencement works.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to develop a football pitch central to the site, facilitated via the installation of drainage, an attenuation tank and associated drainage culvert with an outfall into Baguley brook. A new pathway has been installed prior to the inspection running across the northern end of the site from the entrance to Bideford Drive; the path is mostly outside the RPA of the trees onsite with the exception of group 6. A further footpath is proposed adjacent to the western site boundary. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

4.2. Tree Constraints

- 4.2.1. BS 5837: 2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. The tree survey plan has been transposed over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

4.3. Root Protection Areas (RPAs) Explained

- 4.3.1. The Root Protection Area (RPA) is an area of ground around the base of a tree indicated on the plans included in Appendix 4 as an ochre yellow circle centred around the stem which is calculated in relation to the stem diameter.
- 4.3.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.
- 4.3.3. BS 5837: 2012 states that the default position for proposed structures should always be outside the RPA. It is recognised that this may not always be possible, yet tree retention would be desirable. In this instance, technical solutions might be available that prevent damage to the retained tree(s).

4.4. Surveyed Trees

- 4.4.1. The survey assessed 5 individual trees and 11 tree groups, the quality and value of which are summarised below. Full details of the surveyed trees and tree groups can be viewed in the Tree Data Schedule in Appendix 1.
- 4.4.2. 2 tree groups were assessed as BS 5837: 2012 'High Quality' Retention Category 'A'; 4 trees and 5 tree groups were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; 1 tree and 4 tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.
- 4.4.3. 2 tree groups are offsite; the remaining trees and tree groups are within the site or on the boundaries.
- 4.4.4. The tree cover is comprised mainly of mature and semi-mature broadleaved species, either lapsed hedging or probable natural colonisation adjacent to the brook. The offsite group G14 contains some ornamental species and is likely to have been planted, however there are no indications of recent management, and natural colonisation is prevalent.
- 4.4.5. Trees abutting the brook and pathways are in keeping visually and ecologically with their location and the area as a whole, providing screening between the park and adjacent residences.

4.5. Impacts of Development

- 4.5.1. The majority of works required for the proposed development are to be undertaken central to the site, well beyond the RPA of the trees; the proposal does not necessitate the removal of any trees.
- 4.5.2. The new path proposed adjacent to the western boundary is within the RPA of trees T2, T3 and T4 but does not exceed the 20% recommended in BS5837: 2012 section 7.4.2.3. The path should be constructed using an above ground method such as a cellular confinement system to avoid damage to roots and allow trees to be retained with the new surface. Temporary ground protection should be put in place adjacent to the proposed footpath to protect the RPA where access is required for construction.
- 4.5.3. Best practice guidance for avoiding physical damage to retained tree roots during construction is set out in section 7.2 of BS5837. The proposed culvert, which links the attenuation tank with the brook to the north, passes through the RPA of G13. In order to construct the culvert, arboricultural supervised root excavation and possible root pruning will be required. These works will need to be carried out using hand-operated tools only to avoid causing undue damage to the rooting environment. As an additional precaution these works should be supervised by an appropriately qualified Arboricultural Consultant, who will also undertake any necessary root pruning in accordance with BS5837. Ground protection should be put in place within the RPA where access is required.
- 4.5.4. Works have been recommended for individual trees T4 and T16 and tree group G13 regardless of the development in order to address safety issues highlighted during the inspection. Works to T16 have been identified as works of moderate priority and those to T4 are of a low priority; both are detailed in the tree schedule in Appendix 4.

4.6. Tree Surgery Works

- 4.6.1. Tree works that are recommended within the Tree Works Schedule in Appendix 4 are works required to facilitate development and include details or remedial works. Tree works stated in the Tree Data Schedule are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.6.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.6.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

4.7. Protective Fencing

- 4.7.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.7.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.7.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.7.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.7.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.7.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

4.8. Ground Protection for Pedestrians or Light Vehicles

- 4.8.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
- 4.8.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.8.3. The boarding will be left in place until the construction works are finished.
- 4.8.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

4.9. Temporary Site Cabins

- 4.9.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.9.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

4.10. Recommendations

- 4.10.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 4.10.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.
- 4.10.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.
- 4.10.4. The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendices 2 and 3 in order to correctly interpret the tree data.

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Visual Amenity	Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	1-Low 2-Moderate 3-High 4-Very High	Structural Condition	Retention Category	(m)
T1	Over-Mature Beech Fagus sylvatica	18	4	4	N	650	5 5 7 7	1: Acceptable condition at present. 2: Good specimen. 3: Access prevented detailed inspection, located to SW of brook. 4: Steep embankment to NE(brook).	No action required.		2	Good	20-40 B1	7.80
									n/a	3		Good		
T2	Over-Mature Hybrid Poplar Poplar sp	22	4	3	N	1320	10 6 11 7	1: Co-dominant stem at 0.25m. dominant leader of balanced form. subsequent leader has slight stem lean / canopy bias to south. 2: Significant deadwood throughout crown, reduced vigour due to age. 3: Large exposed surface roots to north.	Deadwood.		2	Poor	10-20 B1	15.84
									Low	3		Fair		
T3	Over-Mature Hybrid Poplar Poplar sp	22	4	1.5	N	1390	15 6 10 10	1: Single stem form; balanced canopy. 2: Major deadwood noted throughout canopy; reduced vigour due to age. 3: Brambles limiting inspection of basal area.	No action required.		2	Fair	40+ B1	16.68
									n/a	3		Fair		
T4	Over-Mature Hybrid Poplar Poplar sp	22	4	4	E	1200	11 5 11 6	1: Single stem form; canopy bias to NE. 2: Stubs present from previous pruning works. 3: Sunken / hollowing of stem. large internal cavity suspected. Potential bat roost suspected.	Reduce to 8m habitat pole.		2	Fair	10-20 C2	14.40
									Low	3		Poor		
G5	Mature Mixed Species	av 15	av 4	0	N	av 550	av 8 6 6 each	1: Including beech, oak, sycamore, poplar, alder, hazel. 2: Some stems becoming ivy clad. also bramble limited inspection of basal areas. 3: Some deadwood noted throughout canopies, poses no significant risk.	No action required.		3	Fair	40+ A2	6.60
									n/a	3		Fair		

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Visual Amenity	Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	1-Low 2-Moderate 3-High 4-Very High	Structural Condition	Retention Category	(m)
G6	Early-Mature Mixed Species	av 11	av 2	1	NE	av 450	av 6 6 6 each	1: Including beech, oak, sycamore, hawthorn. 2: Some stems becoming ivy clad. 3: Recent ground disturbance/level due to construction of new access bridge and new pathway. 4: Acceptable condition at present.	No action required.		2	Fair	20-40	5.40
									n/a	3		Fair	B2	
G7	Mature Mixed Species	av 16	av 4	0	S	av 500	av 4 4 6 each	1: Acceptable condition at present. 2: Minor deadwood throughout group; some minor deadwood noted.	No action required		2	Fair	40+	6.00
									n/a	3		Fair	A1	
G8	Semi-Mature Mixed Species	av 12	2	0	n/a	av 350	av 9 9 9 each	1: Dense group of oak, hawthorn, ash, holly, elder and sycamore growing at southern site boundary. 2: Dense understory of scrub and bramble preventing thorough inspection. 3: Some tall mature specimens within younger self-set group. 4: Acceptable condition at present.	No action required.		3	Fair	20-40	4.20
									n/a	3		Fair	B1.2	
G9	Semi-Mature Mixed Species	av 8	2	0	n/a	av 300	av 6 6 6 each	1: Line of holly, elder, hawthorn, sycamore and oak. 2: Dense ivy throughout group preventing detailed inspection. 3: Some larger specimens with younger self-set understory. 4: Acceptable condition at present.	No action required.		2	Fair	20-40	3.60
									n/a	3		Fair	B1.2	
G10	Semi-Mature Mixed Species	av 14	2	0	n/a	av 400	av 3 3 3 each	1: Group of mainly poplars forming western end of a longer group of similar trees growing to north of brook. Tall narrow-stemmed individuals with understory of small self-set trees. 2: Previously pruned on northern side to give clearance of footpath. 3: Ivy present on several stems; some shade deadwood present mainly at lower level and of small diameter.	No action required.		3	Fair	20-40	4.80
									n/a	3		Fair	B1.2	

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Visual Amenity	Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	1-Low 2-Moderate 3-High 4-Very High	Structural Condition	Retention Category	(m)
G11	Semi-Mature Mixed Species	av 15	2	o	n/a	av 400	av 3 3 3 each	1: Dense group of mainly poplars growing adjacent to brook. 2: Tall narrow-stemmed trees growing within dense understory of scrub and bramble; multiple leaning stems and some ivy present. 3: Access limited due to brook and scrub; multiple self-set individuals present. set well back from footpath.	No action required.		2	Fair Fair	20-40 C1.2	4.80
									n/a	3				
G12	Semi-Mature Mixed Species	av 8	2	o	n/a	av 150	av 1 2 4 each	1: Group of self-set individuals growing mainly to north of brook among dense scrub; hawthorn, oak and ash. 2: Access limited due to brook and understory. 3: Some declining specimens to south of brook at western end of group, all of small stature posing no significant risk.	No action required.		2	Good Good	40+ C1.2	2.40
									n/a	3				
G13	Mature Willow Salix sp	av 17	4	o	n/a	av 1450	av 8 10 12 each	1: Two large willows, multi-stemmed at base forming five large upright stems. 2: Multiple large broken and cracked branches attached still attached; some larger drooping limbs beginning to layer. 3: Large tear on eastern side of stem of the northern tree, positioned immediately above the brook. 4: Southernmost tree displaying basal decay in eastern stem approximately 1m in length with cavity at 0.5m and some audible hollowing. 5: Northernmost stem potentially within target distance of adjacent housing.	Reduce northernmost stem (nearest to brook and fence) to 8m habitat pole.		2	Fair Poor	20-40 C1.2	17.40
									Moderate	3				
G14	Mature Mixed Species	av 17	4	o	n/a	av 600	av 4 4 4 each	1: Offsite group of large mature specimens with understory of small self-set trees: oak, willow, poplar, ash, hawthorn. 2: Access limited as area is fenced off; large willow leaning towards site at eastern edge of group. 3: Large trees overhanging fence to south of group over site. 4: Dense pyracanthas shrub obscuring part of southern fence.	No action required.		3	Fair Fair	20-40 B1.2	13.20
									n/a	3				
G15	Semi-Mature Cherry Prunus sp	av 8	av 1	o	n/a	av 150	av 2 2 2 each	1: Group of cherry growing adjacent to gate and footpath. 2: Acceptable condition at present, posing no significant risk. 3: One willow to north of footpath in decline, but currently appears structurally sound.	No action required.		2	Fair Fair	20-40 C1.2	1.80
									n/a	3				

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Visual Amenity	Physiological Condition	Life Expectancy (yrs)	RPA Radius
									Priority	Inspect Freq (yrs)	1-Low 2-Moderate 3-High 4-Very High	Structural Condition	Retention Category	(m)
T16	Mature Beech	av	av	2	W	av 500	av 4 4 6	1: Growing on edge of G5, adjacent to carpark. 2: Large cavity with co-dominant leaders above. Tight union with included bark.	Reduce end weight over road/ parking area.		2	Fair	40+	6.00
	Fagus sylvatica	16	16				each		Moderate	1		Fair	B1.2	

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category/Life Stage:	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height :	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem.
Crown Spread:	Measurements taken from all four cardinal points in metres.
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations:	Recommendations are made in accordance with good Arboricultural practice. Recommendations are made regardless to the end usage of the site.
Priority Scale:	Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site. Urgent To be carried out as soon as possible. Very High To be carried out within 1 month. High To be carried out within 3 months. Moderate To be carried out within 1 year. Low To be carried out within 3 years.
Physiological Condition:	Good Usually healthy with no symptoms of poor health or disease. Fair Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous. Poor Disease present in considerable quantities or with very poor physiological vigour. Very Poor Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.
Structural Condition:	Good A tree with no significant structural defects. Fair Minor defects may have been observed but are not considered to be immediately hazardous. Poor Significant defects found. Tree requires monitoring or remedial works. Very Poor Major defects that require immediate remedial work or the removal of the tree.
Visual Amenity:	General significance in the landscape (1 – Low, 2 – Moderate, 3 – High, 4 – Very high).
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 – Tree Retention Categories

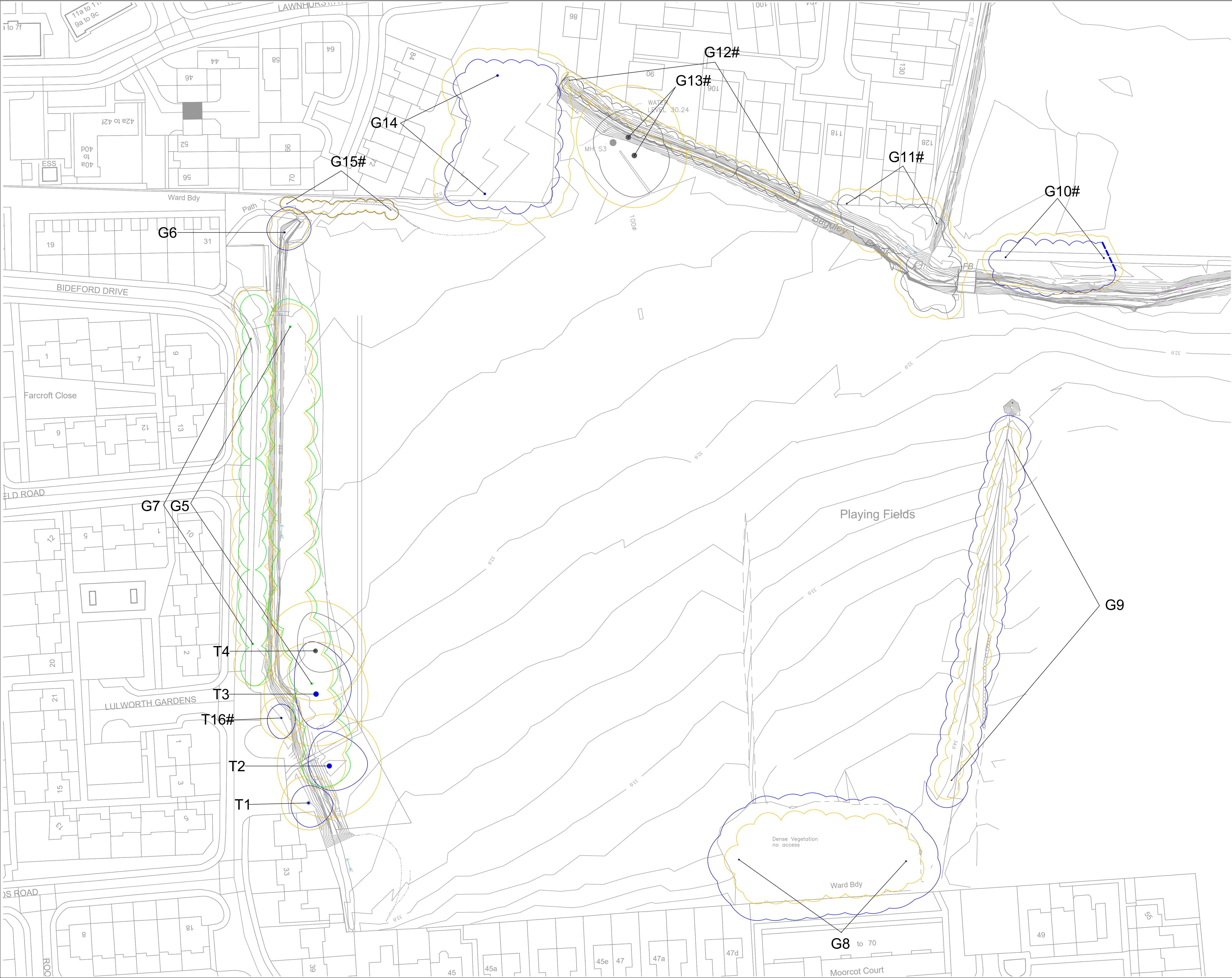
The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	RED
Trees to be considered for retention		
Category A Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY
NOTE: Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.		

Appendix 4 - Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



Do not scale this drawing (printed or electronic version).

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Notes:-

BS 5837: 2012 Retention Category A Tree, Group or Hedge

BS 5837: 2012 Retention Category B Tree, Group or Hedge

BS 5837: 2012 Retention Category C Tree, Group or Hedge

BS 5837: 2012 Category U Tree, Group or Hedge

Root Protection Area (RPA)

Position Estimated on Site

REV.	DATE	DESCRIPTION	DRAWN	CHK'D

URBAN
GREEN

A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:

**MANCHESTER
CITY COUNCIL**

Project:

**UG2458 WYTHENSHAW
PARK**

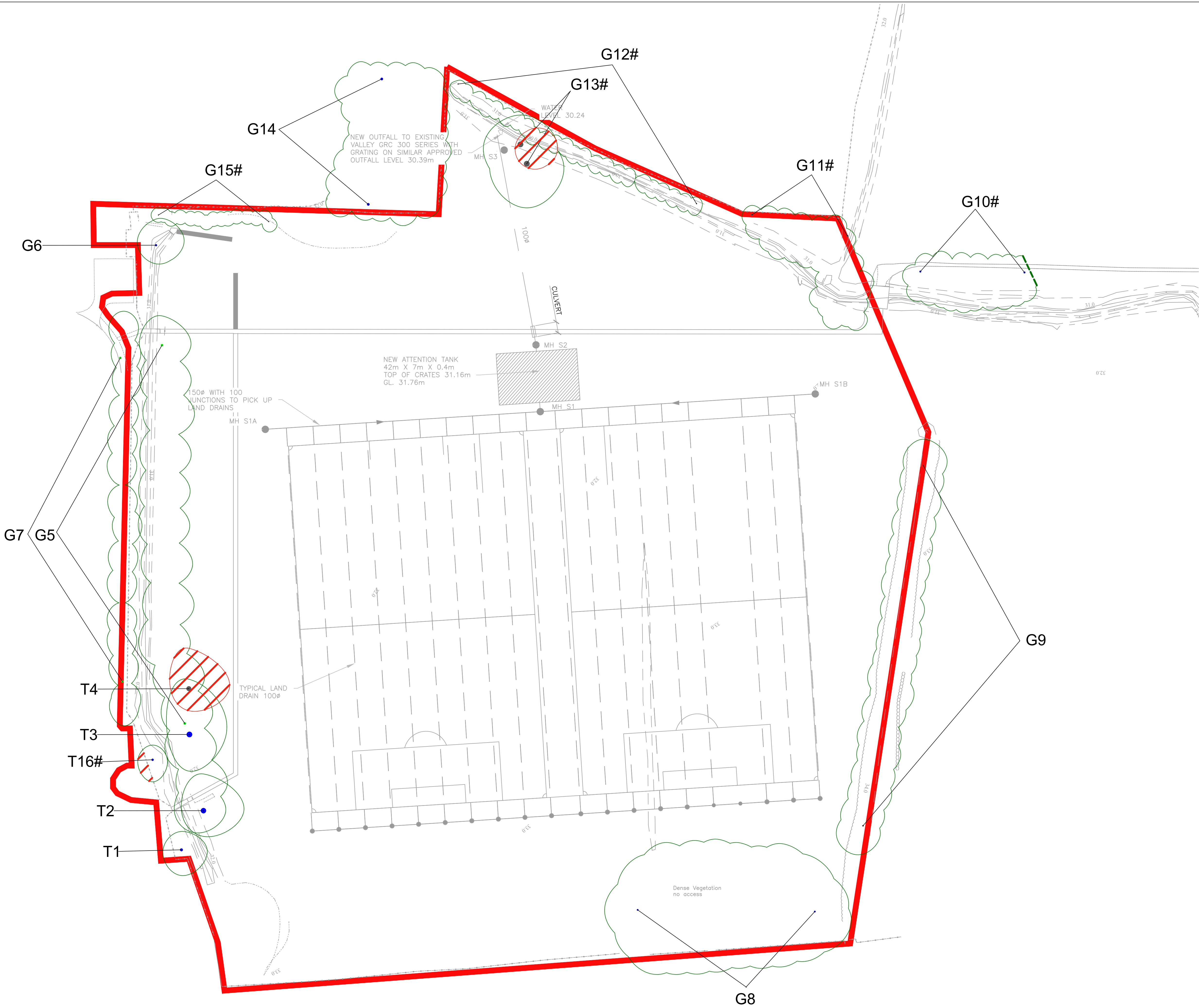
Title:

TREE CONSTRAINTS PLAN

Issue:

PLANNING

Drawn:	HL	Checked:	AB	Approved:	AB
Project:	UG2458	Scale @ A1:	1:500	Date:	03/04/24
Dwg No:	UG_2458_ARB_TCP_01	Revision:	00		



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Notes:-

BS 5837: 2012 Retention Category A Tree, Group or Hedge

BS 5837: 2012 Retention Category B Tree, Group or Hedge

BS 5837: 2012 Retention Category C Tree, Group or Hedge

BS 5837: 2012 Category U Tree, Group or Hedge

Retained Tree

Extents of Pruning

#

Position Estimated on Site

Redline Site Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHKD

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G R E E N

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Manchester M3 7BF

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Client:

MANCHESTER CITY COUNCIL

Project:

UG2458 WYTHENSHAW PARK

Title:

TREE REMOVAL PLAN

Issue:

PLANNING

Drawn:	HL	Checked:	AB	Approved:	AB	
Project:	UG2458	Scale @ A1:	1:500	Date:	03/04/24	
Dwg No:	UG_2458_ARB_TRP_01				Revision:	00

Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
T4	C2	Hybrid poplar	Reduce to 8m habitat pole	Appropriate Arboricultural Management
G13	C1.2	Willow sp.	Reduce northernmost stem to 8m habitat pole.	
T16	B1.2	Beech	Reduce end weight over parking area.	

REV.

DATE

DESCRIPTION

DRAWN

CHK'D

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G R E E N

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Client:

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Project:

UG2458 WYTHENSHAW
PARK

Title:

TREE WORKS SCHEDULE

Issue:

PLANNING

Drawn:

HL

Checked:

AB

Approved:

AB

Project:

UG2458

Scale @ A1:

N/A

Date:

03/04/24

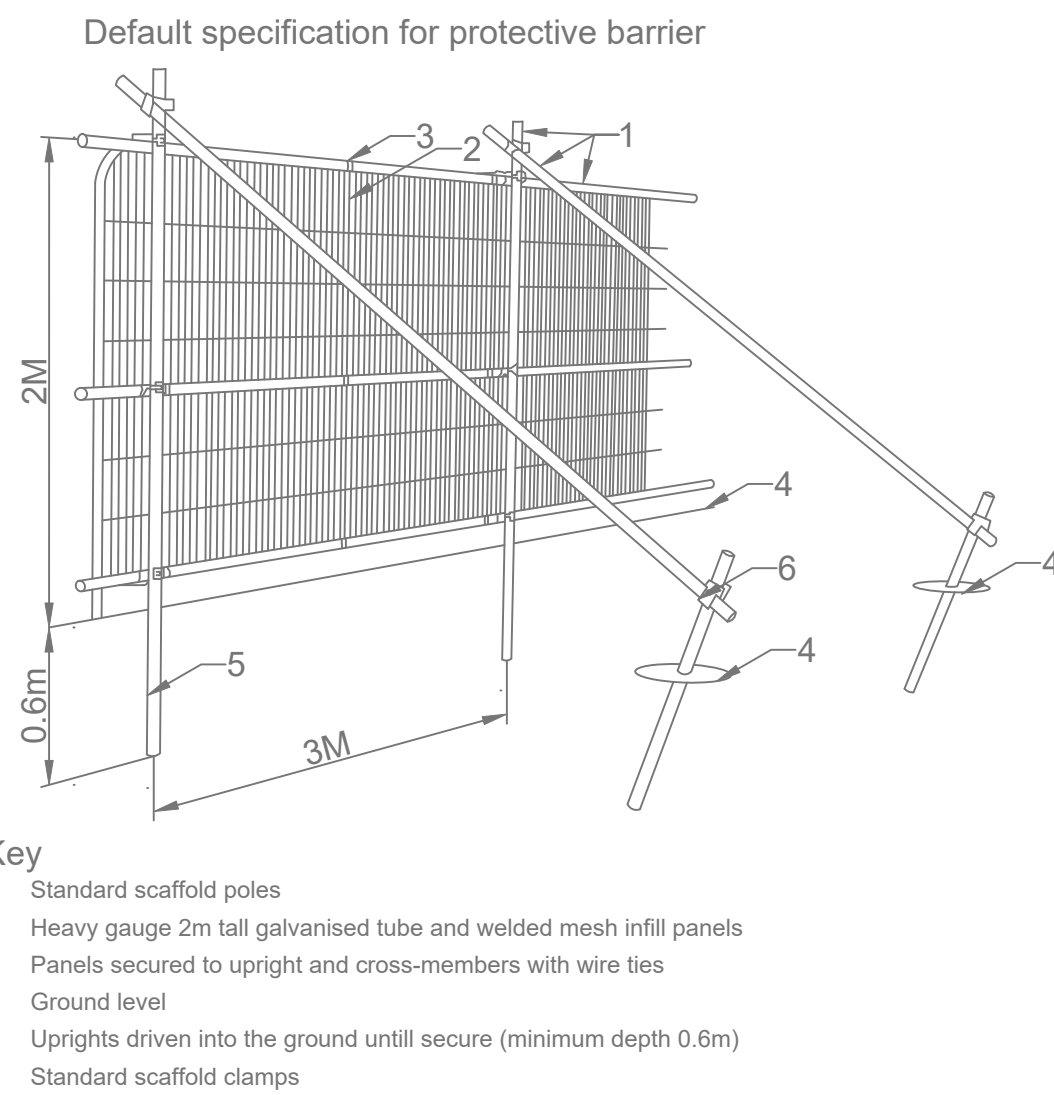
Dwg No:

UG_2458_ARB_TWS_01

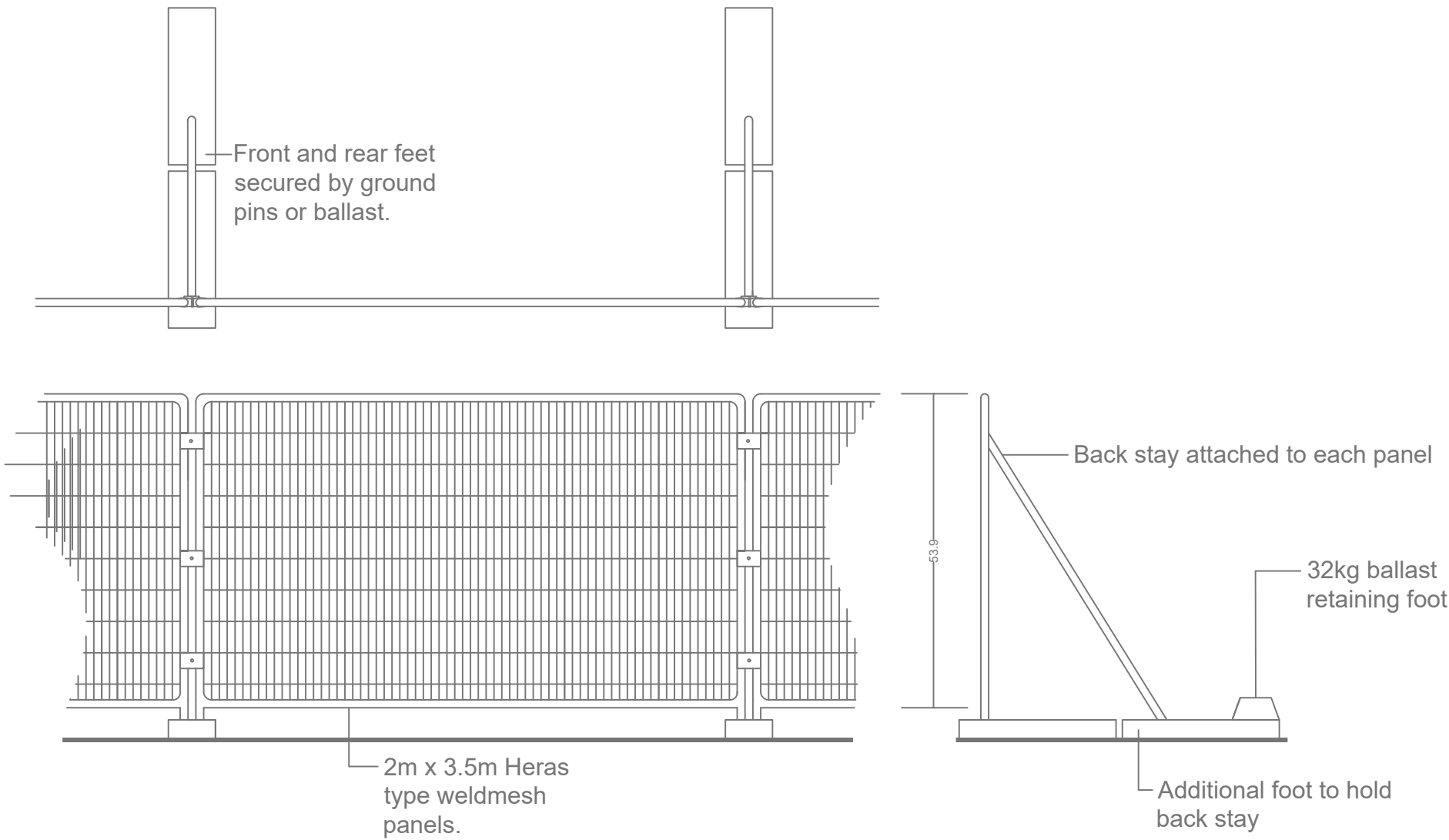
Revision:

00

Insert 1: Tree protective fencing specification



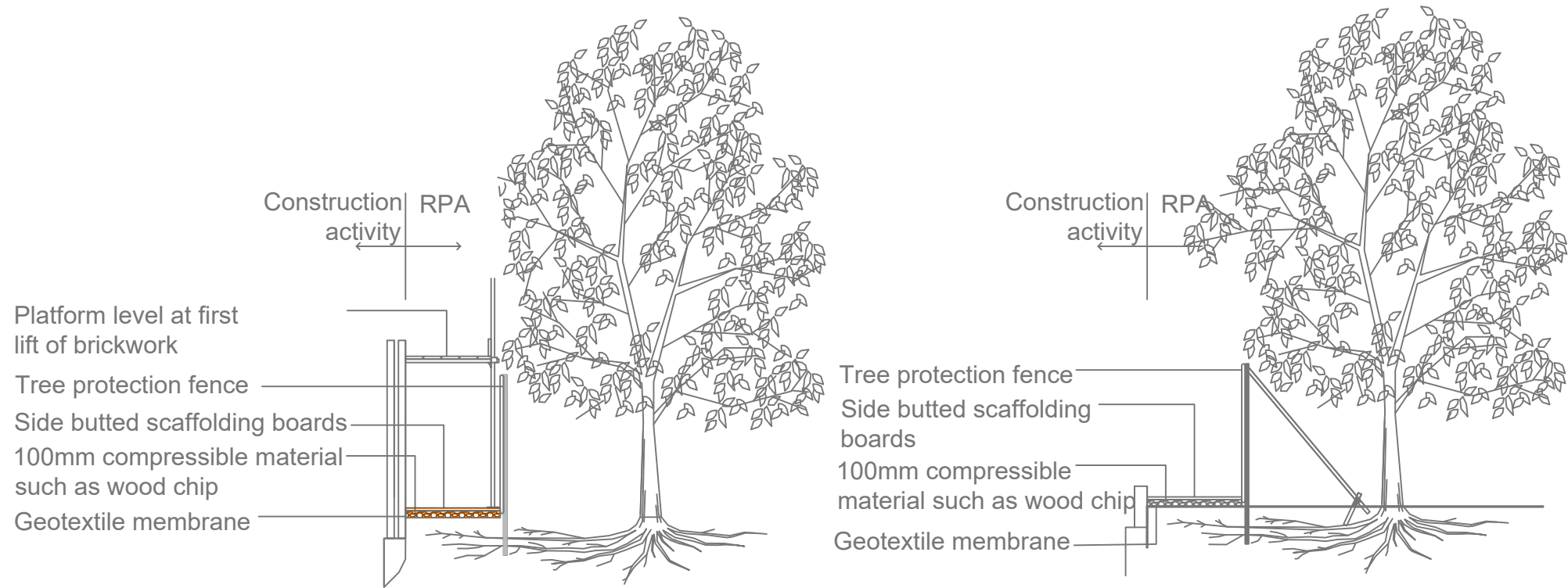
Back-stay support



Insert 2: Tree protection notice



Insert 3: Ground protection specification



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Notes:-

REV.	DATE	DESCRIPTION	DRAWN	CHKD
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Client: **MANCHESTER CITY COUNCIL**

Project: **UG2458 WYTHENSHAW PARK**

Title: **TREE PROTECTION INDEX**

Issue: PLANNING		
Drawn: HL	Checked: AB	Approved: AB
Project: UG2458	Scale @ A1: N/A	Date: 03/04/24
Dwg No: UG_2458_ARB_TPI_01	Revision: 00	