

Arboricultural Impact Assessment (AIA)

December 2022

Plant Hill Road
Manchester
M9 8LU

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 Irwell Valley Homes to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at Plant Hill Road, Manchester, M9 8LU and produce our findings in a report.
- 1.1.2. It is proposed to demolish the existing buildings and develop the site into twelve plots of residential housing alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. The proposed development necessitates the removal of one BS 5837: 2012 'Moderate Quality' tree group, two BS 5837: 2012 'Moderate Quality' trees and one 'Low Quality' BS 5837: 2012 tree group within the site boundary. It is recommended that this tree loss is mitigated for by replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.4. Tree group G3 is off-site, therefore it is recommended that proposed works to the trees in this group are agreed with the landowner prior to being undertaken.
- 1.1.5. Urban Green have carried out a Preliminary Ecological Assessment (ref: UG_1827_ECO_PEA_01) of the site, which should be read and adhered to when carrying out works to trees.
- 1.1.6. Tree protection fencing will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.7. New parking spaces and proposed hard surfaces within the rooting areas of trees to be retained will need to be constructed using an above ground method such as a Cellular Confinement system.
- 1.1.8. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

2. Introduction

2.1. Instructions and references

- 2.1.1. Urban Green have been instructed by Irwell Valley Homes 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 SD 85187 03453.



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 tree 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 Tree Protection Plan in Appendix 4. 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. The 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 minimise risk and liability associated with responsibility for trees.

2.5. The Site

- 2.5.1. The site is located at Plant Hill Road, Manchester, M9 8LU and comprises a disused police station featuring one main building, parking garages, and hard landscaping. The site is bounded by an ongoing development to the north, a small woodland area to the east, and residential property the remaining two sides.

2.6. Geology

- 2.6.1. Reference to Cranfield Soil and Agrifood Institute Soilscales viewer suggests the soil on site is a loamy, clayey, slowly permeable, seasonally wet acidic soil, typical of arable, forestry, and grassland habitats.

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 by Manchester City Council via email on 21/11/2022 that there are currently no Tree Preservation Orders at the site or in the vicinity. Manchester City Council also confirmed the site is not within a Conservation Area.
- 3.1.3. 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.
- 3.1.4. 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.
- 3.1.5. It is an offence to remove more than 5m³ 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. Urban Green have been appointed to complete a Preliminary Ecological Appraisal of the site (UG1827_ECO_PEA), which should be read and adhered to should any tree work be required. The objectives of the assessment are to identify habitats on site and determine the suitability for any 'protected and/or notable' species, with consideration of any potential impacts on nearby designated sites. This report should be read in conjunction with the PEA report should any tree work be required.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the development

- 4.1.1. It is proposed to demolish the existing structures and replace them with twelve new residential dwellings, with associated hard and soft landscaping. 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. We have transposed the tree survey plan 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 RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 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.

4.4. Surveyed Trees

- 4.4.1. Three individual trees and three tree groups have been assessed.
- 4.4.2. One tree group was assessed as 'High Quality' BS 5837: 2012 Retention Category 'A'; three individual trees and one tree group were assessed as 'Moderate Quality' BS 5837: 2012 Retention Category 'B'; and one tree group was assessed as 'Low Quality' BS 5837: 2012 Retention Category 'C', as detailed in the Tree Data Schedule at Appendix 1.
- 4.4.3. Tree group G3 is off-site. Trees and tree groups G1-T2 and G4-T6 are within the site or on the boundaries.
- 4.4.4. The tree cover comprises of moderate quality ornamental planting (G1 & T2) with natural colonisation from the adjacent woodland periphery.
- 4.4.5. Trees and tree groups G1, T2 & G3 are visually important in terms of their contribution to the character and appearance of the area. Trees internal/central to the site are of secondary importance in visual terms.

4.5. Impacts of development

- 4.5.1. The proposed development necessitates the removal of one 'Moderate Quality' tree group (G1), two 'Moderate Quality' trees (T2 & T5), and one 'Low Quality' tree group (G4) within the site boundary.
- 4.5.2. The proposed tree removal will have a moderate, short-term impact on the visual appearance and character of the site as viewed from Plant Hill Road. It is recommended that this tree loss be mitigated against through additional tree planting and soft landscaping alongside the proposed development.
- 4.5.3. Tree group G3 and tree T6 will require pruning and crown lifting to allow sufficient access and clearance for the proposed development. T6 is on the site boundary and G3 is off-site and under third-party ownership, therefore the proposed works will need to be agreed with the landowner prior to their commencement.
- 4.5.4. All remaining trees and tree groups are to be retained and protected in accordance with standards and practices detailed in BS 5837: 2012.
- 4.5.5. New permanent hard surfacing is required within the predicted RPAs of trees and tree groups G3 and T6. The approximate coverage is within the recommended guidelines detailed in BS 5837: 2012 Section 7.4 and should not have any long-term impacts on the health of the trees. An engineered system such as Cellular Confinement will avoid damage to tree roots and soil structure from ground compaction.
- 4.5.6. Boundary treatment will be required to facilitate the construction of retaining boundary walls and fences within the predicted RPAs of trees and tree groups G3 & T6. Only hand dig tools should be used to excavate in these areas, with posts and foundations carefully positioned to avoid any significant tree roots. All new boundary treatments should be carried out as per the specification in section 4.8. of this report.

4.6. Tree surgery works

- 4.6.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and also include details or remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) 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/repaired 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. Boundary treatments

- 4.8.1. Where fencing is to be installed within RPAs of retained trees, post holes will be excavated by hand and kept as narrow as possible. Trial holes will be dug using a manually operated soil augur in order to position post holes to avoid major roots.
- 4.8.2. Exploratory post holes will be dug before committing to positions. If any roots in excess of 25mm are encountered they are to remain intact and the post hole will be relocated to avoid them. The fencing system must permit such flexibility (i.e. where fixed panel widths are used, all post holes must be excavated before committing to the final location)
- 4.8.3. All post holes will be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

4.9. Demolition and removal of surfaces in the RPA

- 4.9.1. During demolition, the following restrictions will apply:
- Where direct damage by falling masonry is likely, the tree should be protected by exterior grade plywood sheets constructed around the main stem.
 - The main body of any mechanical excavator will operate outside the RPA.
 - Masonry will be pulled away from trees where possible.
 - When breaking masonry, a fine water spray will be used to minimise dust particles.
 - Excessive dust particles on trees will be removed each day by spraying with water.
 - Hard surfaces should be kept in place for as long as possible during construction works in order to prevent soil compaction in the RPA.
 - During surface removal, the following restrictions will apply:
 - Only hand operated tools will be used to lift existing surfaces and sub-base. No mechanical excavators are to be used.
 - No excavation below the existing sub-base will occur.
 - All surface removal within the RPA will be supervised by the Arboricultural Consultant or the Local Authority Tree Officer.

4.10. Temporary site cabins

- 4.10.1. 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.
- 4.10.2. 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.

4.11. Utilities

- 4.11.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

4.12. Recommendations

- 4.12.1. 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.
- 4.12.2. 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.
- 4.12.3. 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.
- 4.12.4. 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) W N E S	Notes	Recommendations		Visual Amenity 1-Low 2-Moderate 3-High 4-Very High	Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
									Priority	Inspect Freq (yrs)				
G1	Mature Downy Birch Betula pubescens	av 14	av 2	2.3	SE	av 360	av 2.5 4.4 5.4 each 6	1: Group of 8 in grass verge adjacent to pavement on corner of Bank House Road. 2: Northern extent of canopies overhanging adjacent building. 3: Multiple pruning wounds from crown lifting generally occluding well. 4: Southern extent of canopy low hanging over footpath. 5: All but two have bifurcated stems at approximately 3m above ground level.	Crown lift to provide 3m clearance over footpath and 5m clearance over road.		2	Good	40+	4.32
									Moderate	1				
T2	Mature Whitebeam Sorbus aria	7.5	3	2.5	SE	440	5.5 5.5 5.5	1: Multiple stems arising from approximately 2.4m above ground level. 2: Multiple pruning wounds from crown lifting generally occluding well. 3: Multiple injuries to bark and main stem with some occlusion. 4: Canopy overhangs adjacent car park. 5: Crossing branches throughout.	No action required.		2	Good	40+	5.28
									n/a	3				
G3	Early-Mature Mixed Species	av 9	av 2	2	E	av 410	av 5 5 5 each	1: Group of sycamore, two ash and one swedish whitebeam at edge of adjacent woodland. 2: Symptoms indicative of ash dieback noted. 3: Deadwood present throughout canopies, multiple pruning wounds from crown lifting generally occluding well. 4: Basal epicormic growth to one ash closest to footpath. 5: Acceptable clearance over footpath currently, canopy has begun to overhang adjacent building.	Remove significant deadwood.		2	Good	40+	4.92
									Low	3				
G4	Early-Mature Wild Cherry Prunus avium	av 9	av 3	1.8	W	av 180	av 0.1 4 each	1: Group of three self set trees tight against adjacent building wall with pronounced lean to the east. 2: Biased canopy due to shading from adjacent trees. 3: Don't appear to have been pruned to any extent. 4: Small diameter deadwood noted.	No action required.		2	Good	40+	2.16
									n/a	3				
T5	Mature Sycamore Acer pseudoplatanus	11	4	0	NE	460	0.1 5 5	1: Tight against building wall, encroaching and low hanging canopy over adjacent roof. 2: Bifurcated stem at approximately 3m above ground level. 3: Decay pocket noted to main stem with some occlusion. 4: Occasional pruning wounds from crown lifting generally occluding well. 5: Stem leans slightly to the south.	Crown lift over building.		2	Good	40+	5.52
									Moderate	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) W N 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)
T6	Mature Sycamore Acer pseudoplatanus	11	4	1.6	E	440	6 2 4 4	1: Multiple stems arising from ground level. 2: Dense adjacent cherry laurel prevents detailed inspection. 3: Tight against boundary fence with slight stem lean to the south. 4: Multiple pruning wounds from crown lifting generally occluding well. 5: Canopy overhanging and encroaching roof of adjacent building.	Crown lift over building.		2	Good	40+ B1	5.28
									Moderate	3		Fair		

Appendix 2 - Tree Schedule Definition of Terms

Tree Referencing	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category	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
Crown	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 to 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 Category

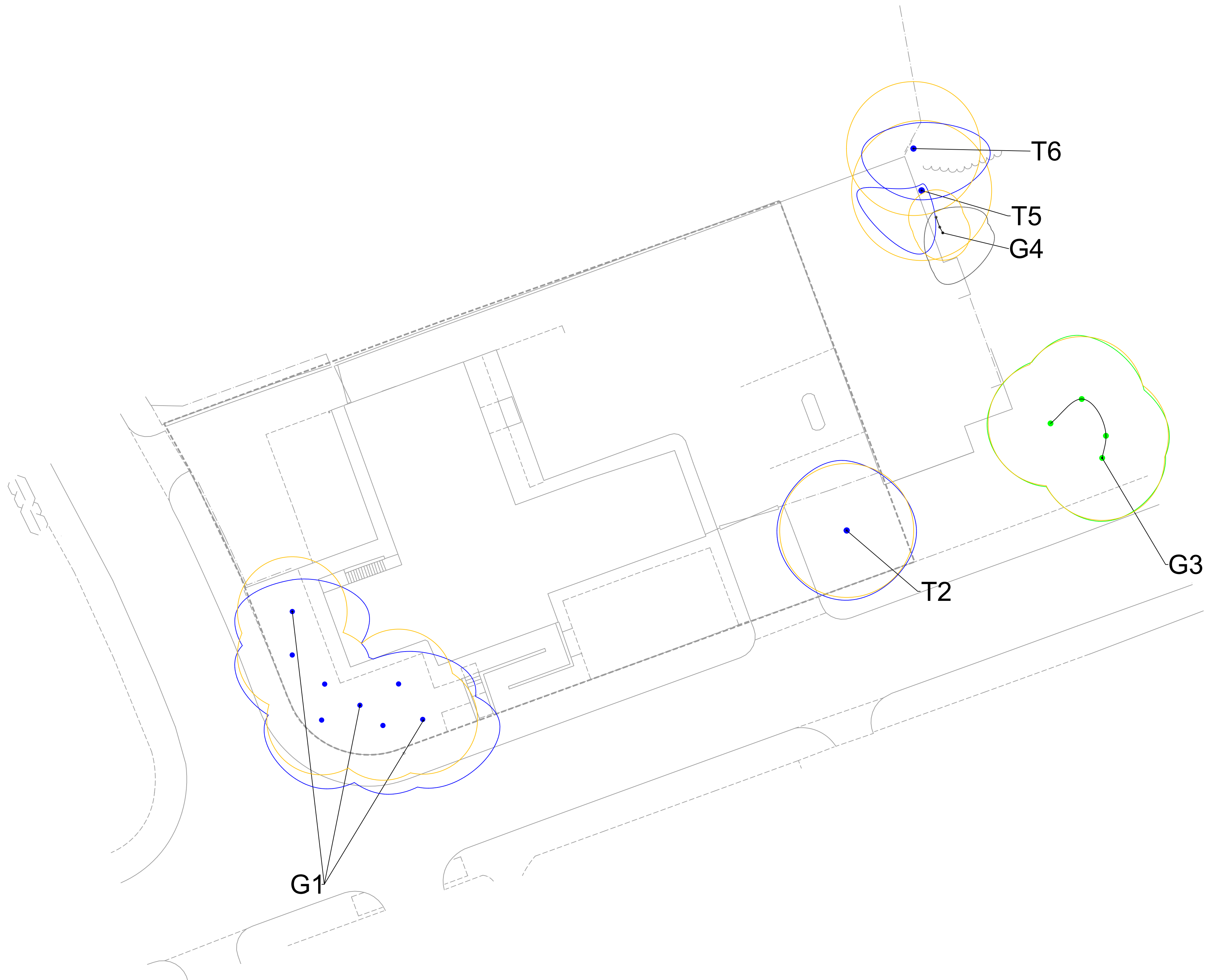
The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
Category U Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	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:

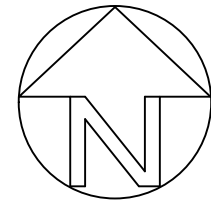
- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

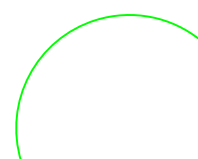
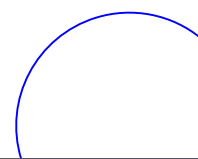
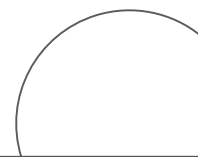
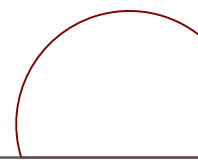
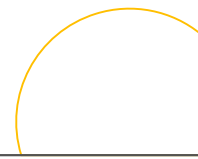
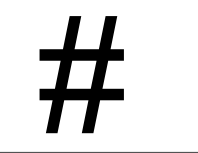
Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.



Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site.
This drawing is copyright and is for use on this site only. This drawing should be read in conjunction with all relevant consultants drawings and specialist subcontractors / supply chain drawings and specifications.
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Graphical representations of equipment on this drawing have been co-ordinated, but are approximations only. Please refer to the specifications and / or details for actual sizes and / or specific contractor construction information.

Notes:-



-  Category A tree, group or hedge
-  Category B tree, group or hedge
-  Category C tree, group or hedge
-  Category U tree, group or hedge
-  Root Protection Area (RPA)
-  Position estimated on site

REV.	DATE	DESCRIPTION	DRAWN	CHKD

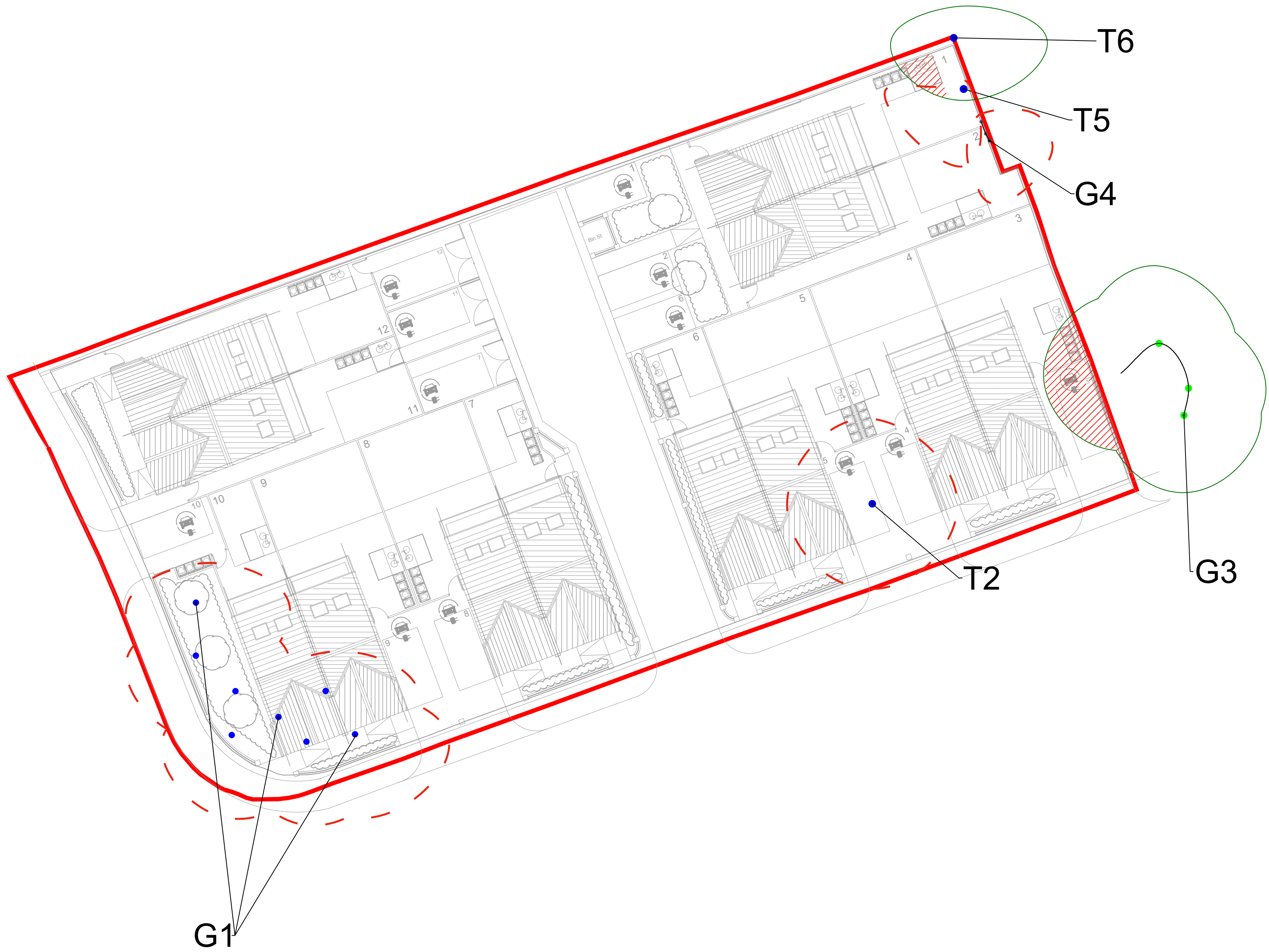


A: Ground Floor, The Tower,
Deva City Office Park, Trinity Way,
Manchester M3 7BF

T: +44 (0) 161 312 3131

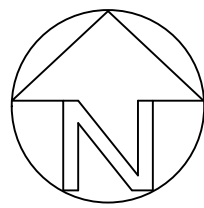
weareurbangreen.co.uk

Client:	IRWELL VALLEY HOMES		
Project:	PLANT HILL ROAD, MANCHESTER		
Title:	TREE CONSTRAINTS PLAN		
Issue:	PLANNING		
Drawn:	AH	Checked:	AB
Project:	UG1827	Scale @ A1:	1:200
Dwg No:	UG_1827_ARB_TCP_01	Approved:	AB
		Date:	13/12/22
		Revision:	00



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Notes:-



	Category A tree, group or hedge
	Category B tree, group or hedge
	Category C tree, group or hedge
	Category U tree, group or hedge
	Retained tree
	Removed tree
	Extents of pruning
	Site Redline Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D



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Client:	IRWELL VALLEY HOMES		
Project:	PLANT HILL ROAD, MANCHESTER		
Title:	TREE REMOVAL PLAN		
Issue:	PLANNING		
Drawn:	AH	Checked:	AB
Project:	UG1827	Scale @ A1:	1:200
Dwg No:	UG_1827_ARB_TRP_01	Approved:	AB
		Date:	13/12/22
		Revision:	00

Tree Works Schedule

Tree Number	Species	Works Required	Reason
G1	Downy Birch	Fell to ground level and grind or grub out stumps.	To facilitate the development.
T2	Whitebeam		
G3	Mixed Species	Remove lowest three lateral branches on western side of stem.	
G4	Wild Cherry	Fell to ground level and grind or grub out stumps.	
T5	Sycamore		
T6		Prune to reduce lateral extension by 2m on west side of canopy.	

REV.	DATE	DESCRIPTION	DRAWN	CHKD
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Client:
**IRWELL VALLEY
HOMES**

Project:
**PLANT HILL ROAD,
MANCHESTER**

Title:
TREE WORKS SCHEDULE

Issue:
PLANNING

Drawn:	AH	Checked:	AB	Approved:	AB
Project:	UG1827	Scale @ A1:	NTS	Date:	21/11/22
Dwg No:	UG_1827_ARB_TWS_01			Revision:	00



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Notes:-

- Category A tree, group or hedge
- Category B tree, group or hedge
- Category C tree, group or hedge
- Category U tree, group or hedge
- Retained tree
- Root Protection Area (RPA)
- Position estimated on site
- Protective fencing (See Insert 1 & Insert 2)
- Boundary Treatment
- Cellular Confinement System
- Site Redline Boundary

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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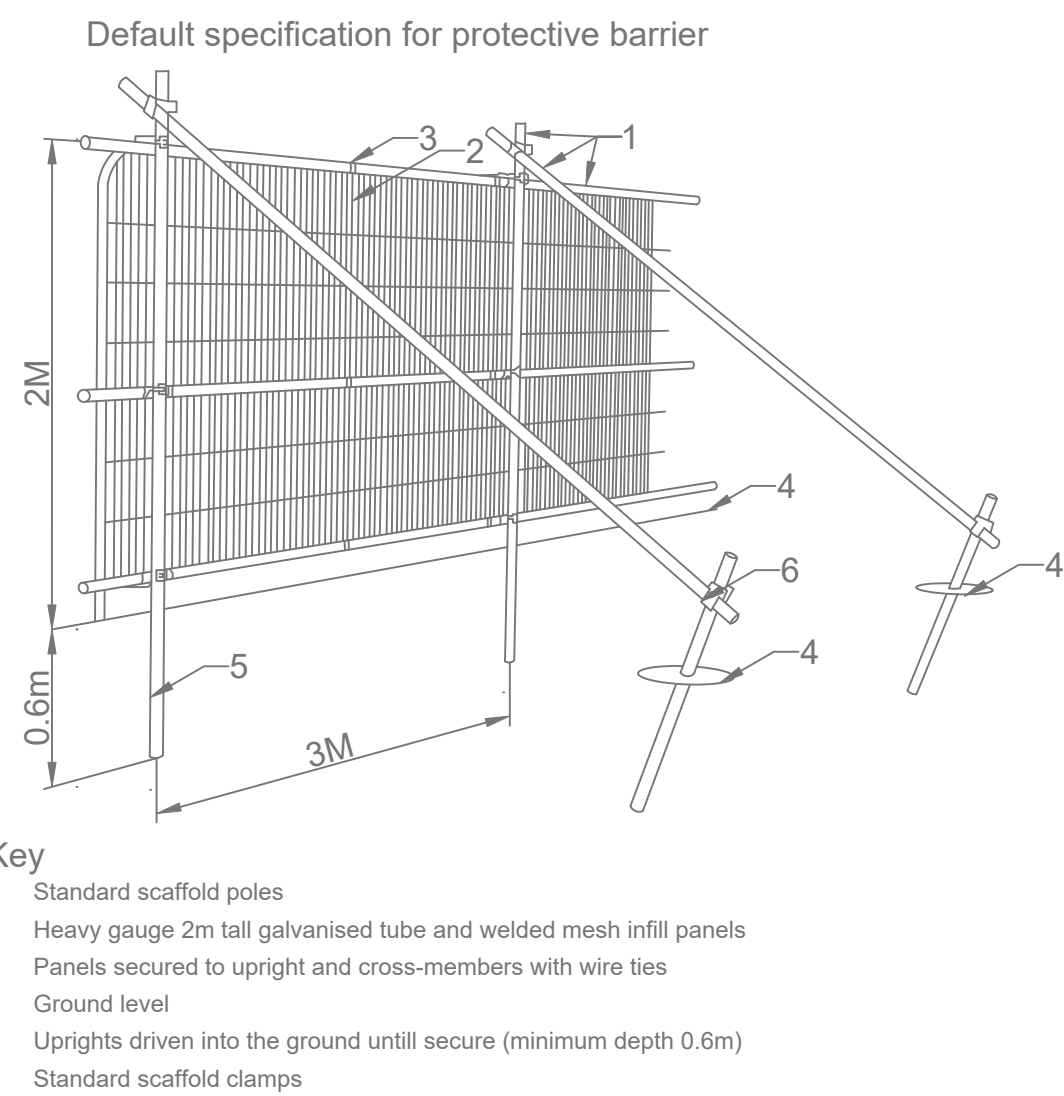
Client: IRWELL VALLEY HOMES

Project: PLANT HILL ROAD, MANCHESTER

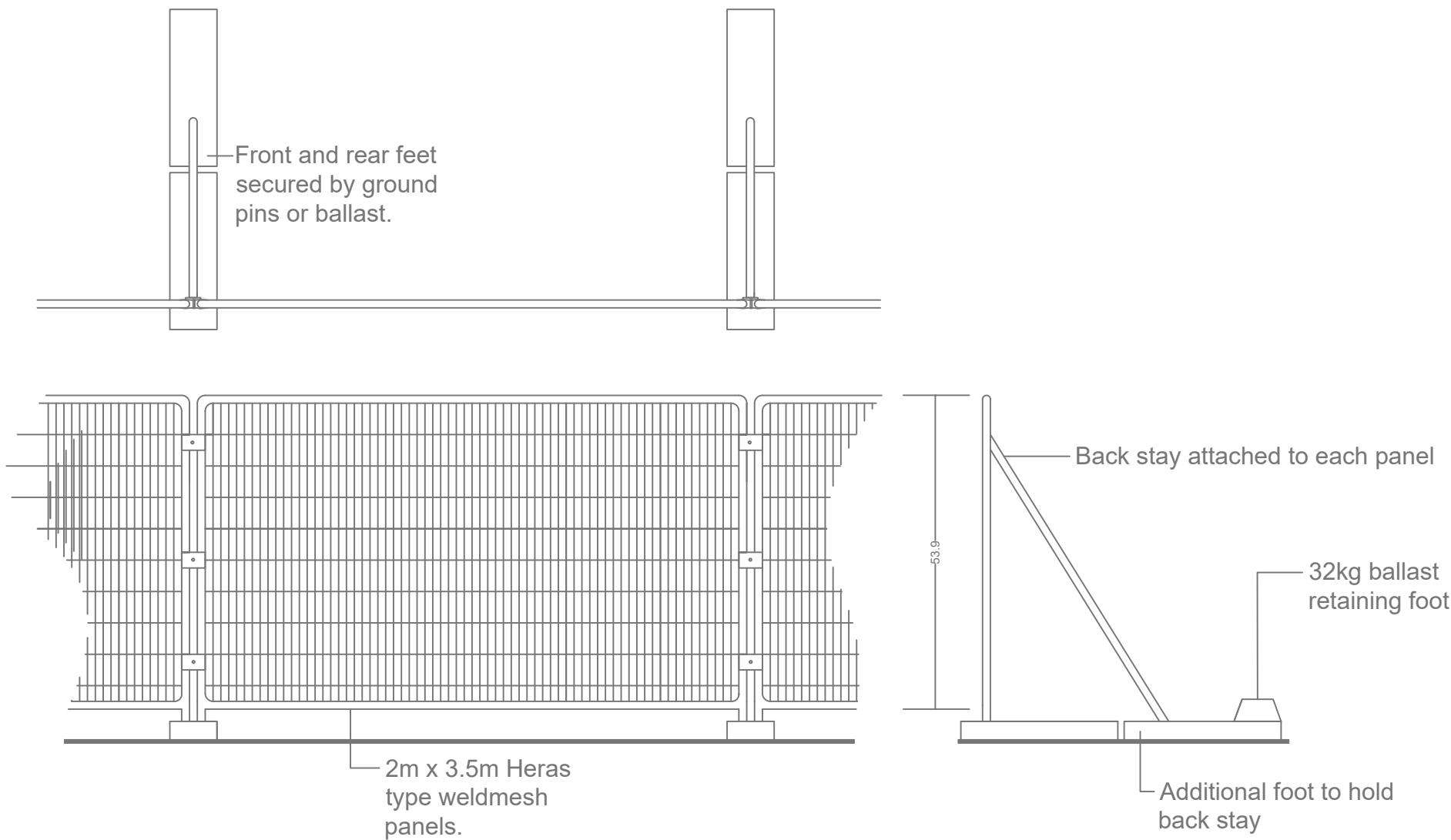
Title: TREE PROTECTION PLAN

Issue: PLANNING		
Drawn: AH	Checked: AB	Approved: AB
Project: UG1827	Scale @ A1: 1:200	Date: 13/12/22
Dwg No: UG_1827_ARB_TPP_01	Revision: 00	

Insert 1: Tree protective fencing specification



Back-stay support



Insert 2: Tree protection notice



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Notes:-

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Client: IRWWELL VALLEY HOMES				
Project: PLANT HILL ROAD, MANCHESTER				
Title: TREE PROTECTION INDEX				
Issue: PLANNING				
Drawn: AH	Checked: AB	Approved: AB		
Project: UG1827	Scale @ A1: NTS	Date: 21/11/22		
Dwg No: UG_1827_ARB_TPI_01			Revision: 00	