



Arboricultural Impact Assessment

in Relation to Proposed Mixed Usage Development at



**Land off Upper Brook Street,
Manchester, M13 9JU**

Prepared by:

Bowland 
Tree Consultancy Ltd

June 2023

**ARBORICULTURAL IMPACT ASSESSMENT
LAND OFF UPPER BROOK STREET, MANCHESTER**

CONTROL SHEET

Project No.: BTC2733

Site: Land off Upper Brook Street, Manchester, M13 9JU

Client: Property Alliance Group/ Moda Living/ Williams Motor Co (Holdings)

Council: Manchester City Council

Survey Date: 6 June 2023

Surveyed by: Joseph Lambert BSc (Hons) FdSc MArborA MICFor

Prepared by: Joseph Lambert BSc (Hons) FdSc MArborA MICFor

Checked by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Date of Issue: 27 June 2023

Status: First Issue for Planning

Version No: 1

Unit Two
11 Cannon Street
Preston
Lancashire
PR1 3NR

T: 01772 437150

E: info@bowlandtreeconsultancy.co.uk

Ground Floor
14 Castlegate
Penrith
Cumbria
CA11 7HZ

T: 01768 744450

DISCLAIMER

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

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

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

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

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

Copyright & Non-Disclosure Notice: The content and layout of this report are subject to copyright owned by Bowland Tree Consultancy Ltd, save to the extent that copyright has been legally assigned to us by another party or is used by Bowland Tree Consultancy Ltd under license. The report remains the property of Bowland Tree Consultancy Ltd until such time as payment in full for the services conducted as per the contract of Bowland Tree Consultancy Ltd's appointment has been compensated. The report may not be copied or used without our prior written agreement for any purpose other than those indicated. Unauthorised reproduction or usage of the report by any person is prohibited.

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.

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

Liability: This report was prepared for the sole use of 'The Client' and, where applicable, the client's 'Agent', in accordance with the agreement under which the services were instructed. No warranty, express or implied, is made as to the advice in this report or any other service provided by Bowland Tree Consultancy Ltd. This report may not be relied upon by any other party except the client or any third party for whom the report is intended without the prior written permission of Bowland Tree Consultancy Ltd. The content of this report is, at least in part, based upon information provided by secondary data sources and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Bowland Tree Consultancy Ltd, unless otherwise stated in the report.

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

**ARBORICULTURAL IMPACT ASSESSMENT
LAND OFF UPPER BROOK STREET, MANCHESTER**

<u>CONTENTS</u>	Page
1.0 INTRODUCTION	1
Terms of Reference	1
Scope and Purpose of Report.....	1
Site Visit, Data Collection and Tree Plans.....	1
2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE.....	2
Tree Preservation Orders and Conservation Area Designations	2
Protected Species.....	2
Felling Licences.....	2
3.0 THE SITE AND THE SURROUNDINGS.....	3
4.0 THE TREE POPULATION.....	3
5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS	4
The Development Proposal.....	4
Projected Arboricultural Losses Relating to the Proposal	4
Compensation for Projected Arboricultural Losses as Part of the Scheme's Landscaping	5
6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT	5
Root Protection Areas and Construction Exclusion Zones	5
Underground Utilities and Drainage.....	5
Arboricultural Method Statement and Tree Protection Plan	6
7.0 OTHER RECOMMENDATIONS	6
Non-Development Related Tree Works and Recommendations.....	6
Tree Work Related Consents	6
Arboricultural Contractors	6
Contractors and Subsequently Identified Tree Defects	6
New Tree Planting.....	6
Landscaping Within and Close to Retained Trees' RPAs	6
Retained Tree Management	7
8.0 SUMMARY AND CONCLUSIONS	7
REFERENCES	8

APPENDICES:

APPENDIX ONE: TREE SURVEY SCHEDULE & BS5837:2012 - TABLE 1

APPENDIX TWO:..... TEMPORARY PROTECTIVE FENCING SPECIFICATION

PLANS:

PLAN ONE:..... TREE CONSTRAINTS PLAN

PLAN TWO: TREE IMPACT PLAN

PLAN THREE: LANDSCAPE PROPOSAL PLANS (0983-RFM-XX-XX-DR-L-0007, 0008 & 0009)

1.0 INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- a) Survey all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
 - b) Annotate the existing and proposed site plans to produce a Tree Constraints Plan and a Tree Impact Plan, identifying tree retention categories, crown spreads, Root Protection Areas, projected tree related impacts, trees proposed for retention, etc.;
 - c) Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012;
 - d) Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
 - e) Advise on removal, retention and management options for the trees in the current context and in the context of the proposed development;
 - f) Advise on suitable retained tree protection measures required during development; and
 - g) Produce an Arboricultural Impact Assessment report outlining the main tree related issues and reasonably foreseeable tree impacts in relation to the proposals and commenting on suitable compensation and mitigation provisions and retained tree protection measures.

Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case Manchester City Council (Manchester CC), in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains. Essentially, it provides an initial analysis of the impacts that the proposed development is projected to have on trees located within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and compensation for projected losses, along with advice on appropriate tree protection measures in accordance with current guidance in the context of the proposals.

Site Visit, Data Collection and Tree Plans

- 1.3 Further to the instruction it is confirmed that a tree survey was carried out on 06 June 2023, in accordance with the preceding disclaimer, and all tree data collected on site is set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.4 The survey identified seven individual trees (prefixed 'T'), three groups of trees (prefixed 'G'), and two hedges (prefixed 'H'), which have been numbered accordingly on the Tree Constraints Plan (TCP) and Tree Impact Plan (TIP) appended. The plans, which together detail the existing and readily definable tree constraints along with an overlay of the development proposals and the projected impacts, are based on the existing topographical survey plan and the proposed site plan, which were provided in electronic format by the client, Property Alliance Group/Moda Living. In turn, for the purpose of this report, it is presumed that the provided plans' details are accurate and up to date. In this respect it is, however, noted that the existing topographical site plan supplied did not cover the full extents of the site under consideration (see Paragraphs 3.3 and 4.5).
- 1.5 In this respect the TCP details the existing site with the readily definable tree constraints, whilst the purpose of the TIP is to give an initial indication of the impacts that the proposed development is projected to have on trees. This should subsequently be used by the LPA's tree specialist to preliminarily assess if the proposed development can potentially be constructed in accordance with BS5837:2012 and, along with the information provided in this report, as a basis for the LPA to request further details regarding specific matters relating to trees at suitable stages in the planning process.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town and Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75 mm diameter that stand within the curtilage of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.
- 2.2 According to Manchester CC's planning department website, as checked on 14 June 2023, the site does not stand within a CA. Nonetheless, according to the council's planning department, it is understood that trees T1, T2 are afforded protection under TPO '98/00442/TPO 1998 Order 'B'. Consequently, necessary permissions for works should be sought from Manchester CC prior to scheduling or carrying out any tree works that are not directly related to the implementation of a detailed (i.e. full) planning permission.

Protected Species

- 2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats & Species Regulations 2017 (as amended). In this respect it should be noted that it is possible that unidentified bat habitat features may be located high up in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are subsequently identified then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any subsequent works carried out in relation to any protected species must be carried out under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties. A felling licence is, however, not required for the felling of trees where immediately required for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

- 3.1 The site under consideration is understood to be approximately 2.13 hectares in size, and is bounded by Upper Brook Street, Grosvenor Street and Kincardine Road, with Inchley Road running through the centre (see TCP). The site comprises the various former Williams Garage buildings and their associated car parking forecourts. The buildings are currently vacant and are formed around the Grade II listed 'Former Unitarian Chapel', which sits outside the site boundary and currently operates as student accommodation.
- 3.2 The site is identified for redevelopment within the 'Oxford Road Corridor Strategic Regeneration Framework Guidance' (SRFG), with mixed commercial uses, purpose built student accommodation, and high-density development identified as being a priority for the site.
- 3.3 As indicated on the TCP, the topographical survey plan provided shows that the site is relatively level, with ground level variations of up to approximately 0.5 metres. In this respect, however, it is noted the topographical survey only included the majority of site perimeters, but not the areas within the site itself.

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of seven individual trees, three groups of trees and two hedges were surveyed for the purpose of this appraisal. They are within the young to mature age range, with heights up to approximately 28 metres, maximum diametral crown spreads up to approximately 21 metres, and stem diameters up to approximately 940 millimetres. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.
- 4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any development proposals into account. However, recommendations for works included in the TSS take both current site usage and the proposed development into consideration where there are definable issues with regard to specific trees.
- 4.3 Under the UK's planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column ('Cat. Grade') listing the trees' respective retention values, where they are rated either 'A', 'B', 'C' or 'U', as per BS5837:2012 Table 1 (Appendix One). 'A' category trees are those considered to be of 'high quality' and, accordingly, the most suitable for retention, whilst 'B' category trees are those considered to be of 'moderate quality', and 'C' category trees are those considered to be of 'low quality' with a correlated low retention value. In turn, 'U' category trees are those that are considered to be 'unsuitable for retention'.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	'A'	T6	1 Tree
	'B'	T1, T2 G1, G3	2 Trees 2 Groups
Those of a low quality that should not be considered a significant constraint to development	'C'	T3, T5, T7 G2 H1, H2	3 Trees 1 Group 2 Hedges
Those that should be removed for sound management reasons regardless of site proposals	'U'	T4	1 Tree
			= 7 Trees, 3 Groups & 2 Hedges in Total

- 4.4 As detailed in Table A, above, one tree was categorised as high quality (i.e. 'A' category) two trees and two groups were categorised as moderate quality (i.e. 'B' category), three trees, one group

and the two hedges were categorised as low quality (i.e. 'C' category), and one tree was classed as unsuitable for long term retention (i.e. 'U' category) regardless of the development proposals.

- 4.5 Nonetheless, it is emphasised that the majority of the surveyed trees were not marked on the site topographical plan supplied, and that no site features were plotted on the supplied site plan in the areas around trees T6 and T7, group G3 and hedge H1 (see TCP). Consequently, the locations of the majority of the individual trees, and the locations and extents of the groups and hedges cannot be therefore be considered to be entirely accurate, whilst the locations and extents of trees T6 and T7, group G3, hedge H1 and parts of hedge H2 are based on conjecture.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

- 5.1 The proposed development forms one element of the wider 'Upper Brook Street Illustrative Masterplan', which can be seen within the submitted 'Supporting Planning Statement'. The illustrative masterplan intends to transform the currently vacant sites, re-establishing their important role in the area by re-introducing permeability, public realm, and active community-facing uses at ground floor. In turn, the wider illustrative masterplan proposals are being brought forward collaboratively by the Property Alliance Group, Moda Living, McLaren Property and Kadans Science Partner.
- 5.2 From information supplied by the agent for the client, Avison Young, the proposal is for *"full planning permission for the demolition of existing buildings and erection of three ground floor + 12/14/41 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 1,100 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sq.m ground floor community uses (retail/café and medical facility (Use Classes E (a/b) and (e)) and the provision of new public realm, two new public squares, new access and parking, and associated works to be on Phase Two of the Upper Brook Street Masterplan."*

Projected Arboricultural Losses Relating to the Proposal

- 5.3 In turn, as detailed in Table B, below, it is projected that construction of the development as proposed will require the removal of two trees and two groups of moderate quality (i.e. 'B' category), three low quality (i.e. category 'C') trees, one low quality group and two low quality hedges and one tree considered unsuitable for long term retention (i.e. 'U' category).

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended in context of development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in the context of development	'A'	-	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	'B'	T1, T2 G1, G3	-	-	2 Trees 2 Groups
Those of a low quality that should be afforded appropriate consideration in the context of development	'C'	T3, T5, G2	T7 H1, H2	-	3 Trees 1 Group 2 Hedges
Those that should be removed for sound management reasons regardless of plans	'U'	T4	-	-	1 Tree
Totals		5 Trees 3 Groups	1 Tree 2 Hedges	-	= 6 Trees, 3 Groups and 2 Hedges in Total

Compensation for Projected Arboricultural Losses as Part of the Scheme's Landscaping

- 5.4 As indicated on the supplied landscape proposals plans, as prepared by Re-Form Landscape Architecture (drawing No.'s 0983-RFM-XX-XX-DR-L-0007, 0008 and 0009, as appended at Plan Three), the development proposals include the provision of extensive new tree and shrub planting across the site, inclusive of 102 specimen trees of 3 metres to 7 metres in height. As such, the extensive new tree planting proposed across the site is, over the relatively short-term, projected to more than adequately compensate for the projected existing tree losses.
- 5.5 In turn, the provision of the proposed new tree planting, as detailed in the landscape proposal plans, can be assured through the imposition of a suitably worded condition attached to a planning approval.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

- 6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TCP and the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.
- 6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TCP and TIP.
- 6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 To date, no service plan showing proposed service and/or drainage runs has been provided in respect of the development under consideration. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the services and drainage outside the RPAs of retained trees. In turn, in order to ensure that this advice is adhered to, the provision of a service plan, with all service runs and drainage routed outside retained tree RPAs, can be conditioned to a planning approval.

Arboricultural Method Statement and Tree Protection Plan

- 6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.
- 6.7 In order to ensure that any such special working methods are followed, and that the retained trees are adequately protected throughout the development process, the production of and adherence to an AMS and a TPP should be conditioned to a planning approval.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

- 7.2 No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection (e.g. CA and/or TPO protection).

Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to minimum current CE and UK industry standards and in accordance with industry codes of practice.

Contractors and Subsequently Identified Tree Defects

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client.

New Tree Planting

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

- 7.7 Any tree risk management recommendations made in this report were based on observations and site circumstances at the time of the survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress.
- 7.8 In this respect, it should be noted that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Seven individual trees, three groups of trees and two hedges were surveyed in respect of a proposal to demolish and clear the existing buildings and, in turn, to construct a mixed use development at the brownfield site under consideration.
- 8.2 In turn, one tree was categorised as high quality, two trees and two groups were categorised as moderate quality, three trees, one group and the two hedges were categorised as low quality, and one tree was classed as unsuitable for long-term retention regardless of the development proposals.
- 8.3 In regard to the survey however, it is noted that the majority of trees' locations were not included on the supplied plans, and were subsequently plotted by the arboricultural consultant, so cannot therefore be considered entirely accurate. Additionally, it is noted that, due an absence of information within various parts of the site on the supplied topographical survey plan, the locations and extents of various trees, groups and hedges within such areas were based on conjecture.
- 8.4 An appraisal of the proposal documentation provided to date identified that construction of the development as proposed will require the removal of two trees and two groups of moderate quality, three trees, one group, and two hedges of low quality, one tree considered unsuitable for retention regardless.
- 8.5 As indicated on the supplied landscape proposals plans however, extensive new tree and shrub planting is proposed across the site, inclusive of 102 new trees, which, in turn, is projected exceed adequate compensation for the projected existing tree losses.
- 8.6 Consequently, the provision of the proposed new tree and shrub planting can be assured through the imposition of a suitably worded condition attached to a planning approval.
- 8.7 In turn, any new tree planting or other landscaping works subsequently undertaken within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.
- 8.8 In addition to the above it is also concluded that, in order to ensure successful existing tree preservation over the long-term, it is essential that any retained trees are protected in strict accordance with current Government guidance and the recommendations included herein.
- 8.9 In this respect it is emphasised that, in order to ensure that any retained trees are adequately protected throughout the development process, the production of and adherence to a suitably

detailed Arboricultural Method Statement and Tree Protection Plan should be conditioned to a planning approval.

- 8.10 Finally, it is stressed that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

BS42020:2013 - Biodiversity – Code of Practice for Planning and Development. BSI British Standards, London.

BS8596:2015 - Surveying for Bats in Trees and Woodlands. BSI British Standards, London.

BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.

BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.

BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.

National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.

National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site:		Land off Upper Brook Street, Manchester, Greater Manchester, M13 9JU					
Client(s):		Property Alliance Group / Moda Living / Williams Motor Co (Holdings)					

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	6 June 2023
Job Reference:	BTC2733

Page: 1 of 3

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T1	Hybrid Black Poplar	28	940	N E S W	10.5 10.5 10 10	6 2	M	G	▪ Located in soft surface border to edge of sealed hard surfaced parking area. ▪ Minor basal growth and suckers from roots to north-west. ▪ Evident minor cracking and displacement of footway to north and kerb stones to South. ▪ Broken branch of approximately 90mm diameter lying on ground. ▪ Moderate deadwood to 60mm diameter. ▪ Canopy conflicting with street lights to north and north-west.	▪ Remove tree in order to construct development as proposed.	20+	B1	400	11.28
T2	Tree of Heaven	14.5	580	N E S W	5 7 7 8	4 1	EM	G	▪ Moderately significant displacement of boundary railings and kerb edges from buttress roots. ▪ Multiple suckers removed from soft ground adjacent to tree to 50mm diameter and self-set young trees around wider parking area. ▪ Moderately significant amount of deadwood in north of canopy to approximately 90mm diameter.	▪ Remove tree in order to construct development as proposed.	20+	B1	152	6.96
T3	Silver Birch	14	390	N E S W	5 5.5 5 6	2 2	EM	M	▪ Located in narrow strip between footway and 1.5m high concrete post and panel fence. ▪ Stem and roots evidently causing moderate displacement to footway surface and concrete panel fence. ▪ Stem bifurcates at approximately 2m height. ▪ Multiple pruning stubs up to 30mm diameter from pruning to raise over footway. ▪ Restricted location projected to limit long term retention desirability.	▪ Remove tree in order to construct development as proposed.	10+	C1	69	4.68

Headings and Abbreviations:

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

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site: Land off Upper Brook Street, Manchester, Greater Manchester, M13 9JU							
Client(s): Property Alliance Group / Moda Living / Williams Motor Co (Holdings)							

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	6 June 2023
Job Reference:	BTC2733

Page: 2 of 3

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T4	Common Ash	11.5	1x250 1x200 (ts)	N E S W	4 4 4 4	1 2.5	SM	M	- Located in narrow strip between footway and 1.5m high concrete post and panel fence. - Stem bifurcates at approximately 1m height with tight union. - Moderate displacement of fence and footway. - Upper canopy minor twig dieback indicative of early colonisation by Ash Dieback Disease (ADD). NB: Recommended that progression of ADD be monitored regardless of proposals and tree be removed when canopy falls below approximately 50% remaining due to location adjacent to footway and road.	Remove tree in order to construct development as proposed.	<10	U	46	3.84
T5	Rowan	6.5	230	N E S W	2.5 2.5 2.5 2.5	1.5 2	EM	M	- Ornamental Rowan species. - Slight to moderate stem lean east from ground level. - Canopy showing moderately significant reduction in vitality.	Remove tree in order to construct development as proposed.	10+	C1	24	2.76
T6	Sycamore	14	500	N E S W	6 5.5 5 6	2.5 2	EM	G	No significant visible defects at time of survey.	- Retain tree in context of proposed development. - Ensure protection of tree's canopy and Root Protection Area (RPA) through establishment of Construction Exclusion Zone (CEZ) in accordance with appended specification. NB: Tree's protection can be assured through conditioning of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) to a planning approval (see paragraphs 6.6 and 6.7 of Arboricultural Impact Assessment (AIA) report).	40+	A1	113	6
T7	Weeping Cherry	6	120#	N E S W	2 4 4 3	N/A 0	SM	M	- Located in dense shrubs and unable to access. - Original tree now subordinate to dominant reverted basal growth.	Remove tree in context of proposed development.	10+	C1	7	1.44
G1	3no. Common Lime	≤ 14.5	≤ 250	N E S W	≤ 3.5 ≤ 3.5 ≤ 3.5 ≤ 3.5	N/A ≥ 0	Y-SM	G	- Closely spaced linear group of three stems. - Redundant tree stakes against stem. - Long term removal of central tree as part of thinning works may be beneficial to overall group.	Remove group in order to construct development as proposed.	20+	B1	≤ 28	≤ 3
G2	Honeysuckle, Mahonia etc.	≤ 2	≤ 25#	N/A		N/A 0	Y-SM	G	- Various areas of managed ornamental shrubs associated with previous site landscaping with some self-set Elder, Sycamore and Ash etc. within - All stems significantly below <75mm diameter at 1.5m height.	Remove group in order to construct development as proposed.	10+	C1	N/A	N/A

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT							
Site: Land off Upper Brook Street, Manchester, Greater Manchester, M13 9JU							
Client(s): Property Alliance Group / Moda Living / Williams Motor Co (Holdings)							

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	6 June 2023
Job Reference:	BTC2733

Page: 3 of 3

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G3	2no. Himalayan Birch	≤ 13	≤ 280	N	≤ 5.5	N/A ≥ 1.5	EM	G	▪ Closely spaced pair located adjacent to boundary brick wall. ▪ Tarmac to within 350mm distance of stems. ▪ Redundant tree stakes to west tree. ▪ Canopies in close proximity to boundary fence to south and low over neighbouring site.	▪ Remove group in order to construct development as proposed.	20+	B1	≤ 35	≤ 3.36
		E	≤ 5											
		S	≤ 5											
		W	≤ 5											
H1	Cherry Laurel	≈ 2.5	N/A	≈ 1.2 wide		N/A	SM	G	▪ Previously managed hedge along boundary.	▪ Remove hedge in context of proposed development.	10+	C1	N/A	≈ 0.75
H2	Cherry Laurel	≈ 2.5	N/A	≈ 1.2 wide		N/A	SM	G	▪ Previously managed hedge. ▪ One young self-set sycamore emergent to southern end.	▪ Remove hedge in context of proposed development.	10+	C1	N/A	≈ 0.75

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 paragraph 4.5.7.</i>			Red
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

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

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

Figure 1: CEZ Warning Sign

**- TREE PROTECTION AREA –
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

**THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING
CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER',
THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL
PROSECUTION**

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

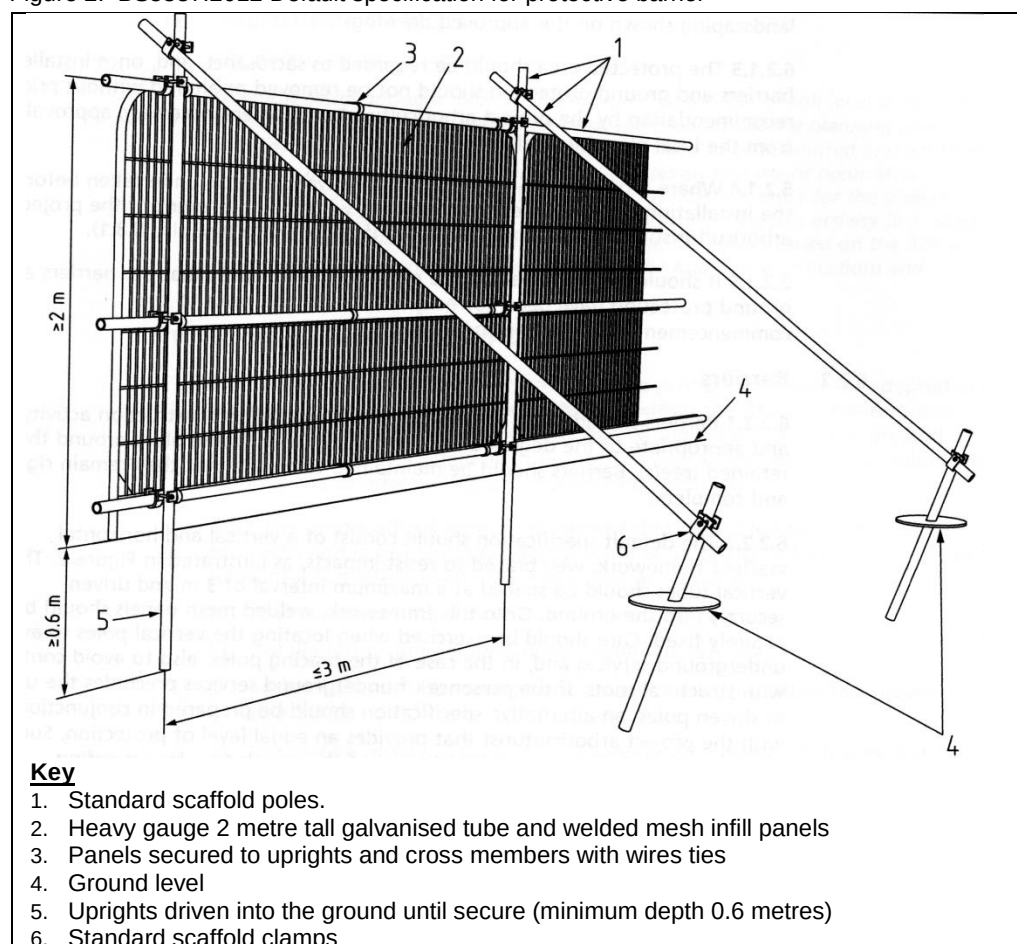
- THE PROTECTIVE FENCING MUST NOT BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE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

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

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

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

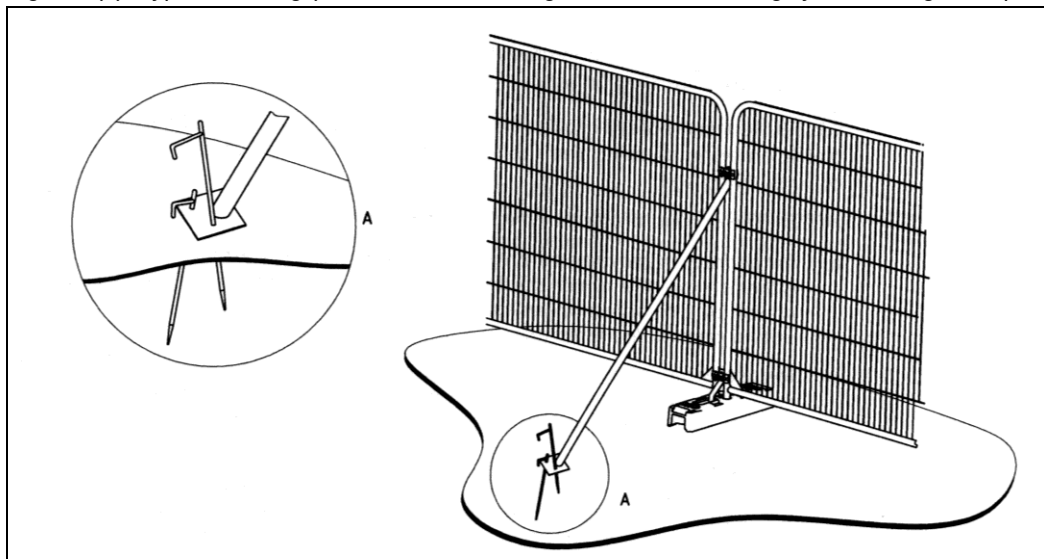
Figure 2: BS5837:2012 Default specification for protective barrier



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

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

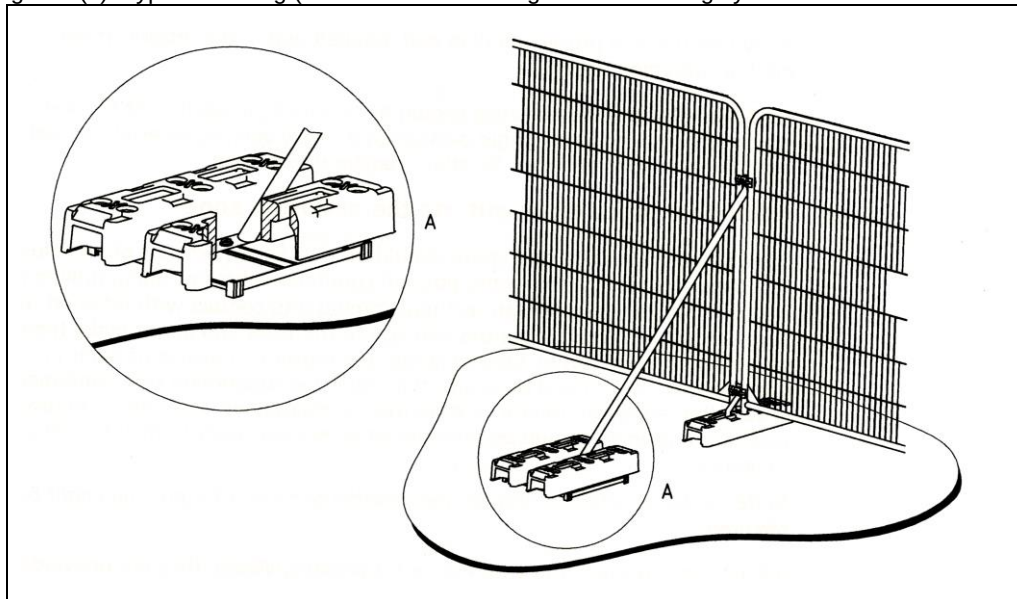
Figure 3(a): Type 2 Fencing (BS5837:2012 above-ground strut stabilising system with ground pins)



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

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

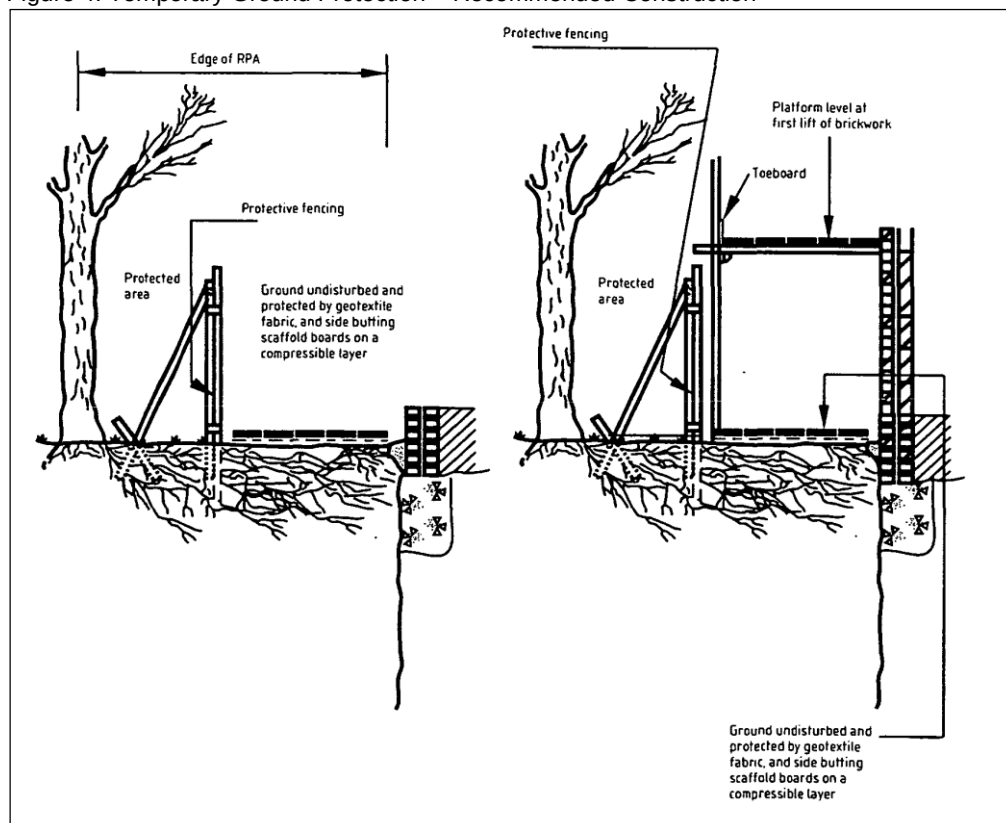
Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)

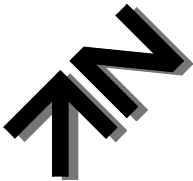
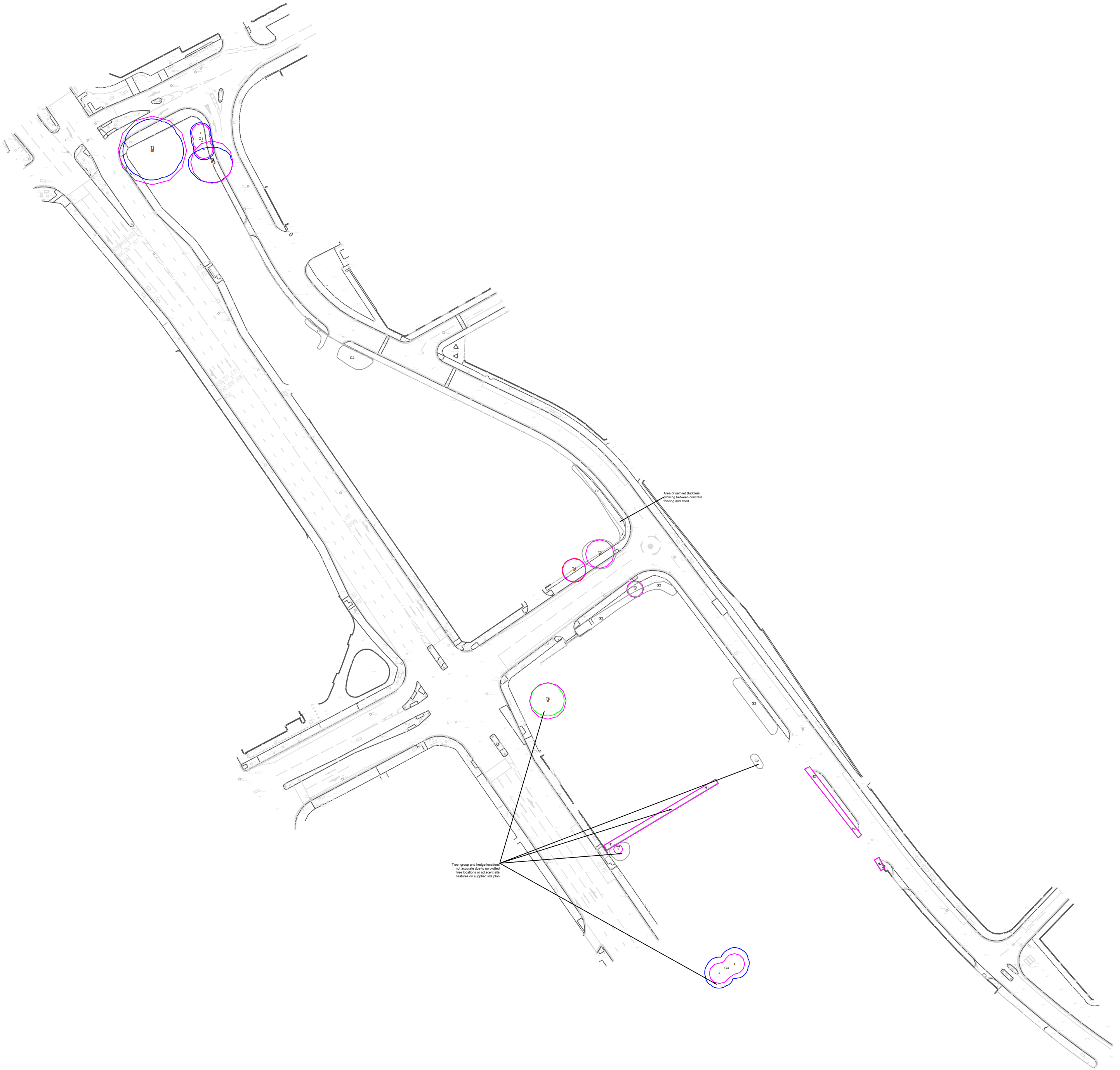


Temporary Ground Protection

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

Figure 4: Temporary Ground Protection – Recommended Construction





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

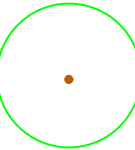
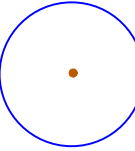
KEY

T = Individual Tree
G = Group of Trees
H = Hedge

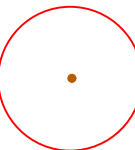
Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

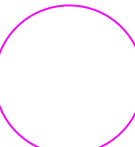
-  Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
-  Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

-  Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The locations of the trees T1, T2, and T6 and the locations and extents of the groups of trees and hedges were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations of these trees and the locations and extents of the groups cannot therefore be considered to be entirely accurate

Root Protection Areas (RPAs):

-  RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LAND OFF UPPER BROOK STREET
MANCHESTER
GREATER MANCHESTER
M13 9JU

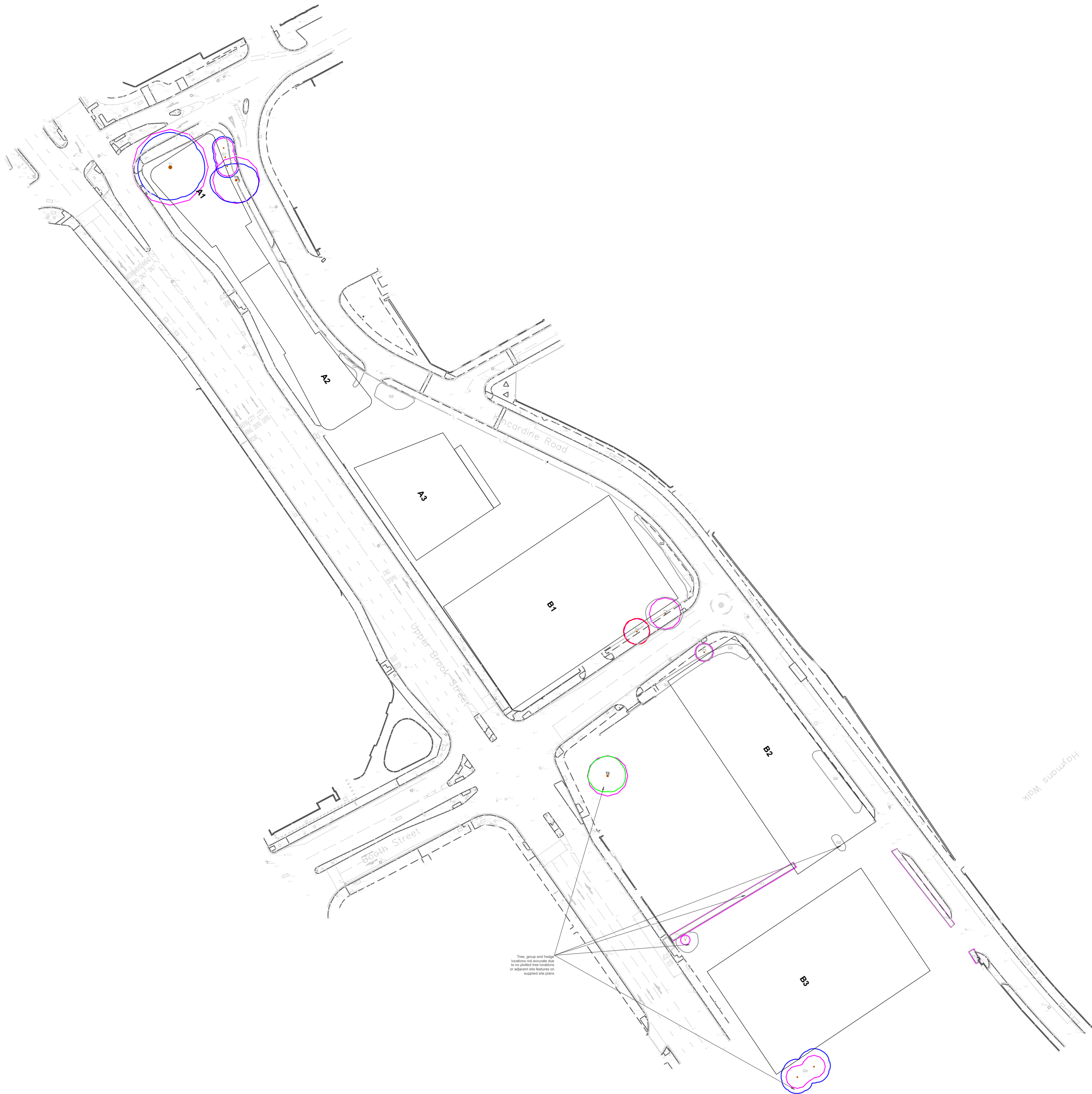
Client:
PROPERTY ALLIANCE GROUP/
MODA LIVING/ WILLIAMS MOTOR
CO (HOLDINGS)

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Mixed Usage Development

Scale: 1:1000@A2
Date: June 2023
Drawn by: MM
Checked by: JL



Ref: BTC2733-TCP Rev:



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

KEY

T = Individual Tree
G = Group of Trees
H = Hedge

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

Tree Categorisations:

Those to be Considered for Retention:

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

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

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

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note 1: The locations of the trees T1, T2, T6 and T7 and the locations and extents of the groups of trees and hedges were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations of these trees and the locations and extents of the groups cannot therefore be considered to be entirely accurate

Note 2: Trees with their identifying numbers labelled in grey are proposed for removal in the context of the proposed development

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development
Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LAND OFF UPPER BROOK STREET
MANCHESTER
GREATER MANCHESTER
M13 9JU

Client:
PROPERTY ALLIANCE GROUP/
MODA LIVING/ WILLIAMS MOTOR
CO (HOLDINGS)

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Mixed Usage Development

Scale:

1:1000@A2

Date:

June 2023

Drawn by:

MM

Checked by:

JL

Bowland
Tree Consultancy Ltd

e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC2733-TIP

Rev:

DRAFT

Revisio
P02

DRAFT