

ARBORICULTURAL IMPACT ASSESSMENT (AIA)

December 2023

Former Walkers Site

Crabtree Lane

Openshaw

Manchester

M11 4GU

U R B A N
G R E E N

QUALITY MANAGEMENT

Project No.:	UG2066			
Project:	Former Walkers Site, Crabtree Lane			
Location:	Crabtree Lane, Manchester, Greater Manchester, M11 4GU			
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02	20/12/2023	Updated Redline boundary	AB	AM

CONTENTS

1. Executive Summary	1
2. Introduction	2
2.1. Instructions and References.....	2
2.2. Scope.....	3
2.3. Documents Provided.....	3
2.4. Limitations	3
2.5. The Site.....	4
2.6. Geology	4
3. Legislation.....	4
3.1. Tree Protection Status.....	4
3.2. Wildlife	5
4. Arboricultural Impact Assessment (AIA)	6
4.1. Summary of the Development	6
4.2. Tree Constraints.....	6
4.3. Root Protection Areas (RPAs) Explained.....	6
4.4. Surveyed Trees.....	7
4.5. Impacts of Development.....	7
4.6. Tree Surgery Works	7
4.7. Recommendations	8

Appendix 1 – Tree Data Schedule

Appendix 2 – Tree Data Schedule Definition of Terms

Appendix 3 – Tree Retention Categories

Appendix 4 – Site Plans

1. Executive Summary

- 1.1.1. Urban Green has been instructed by Chancerygate Manchester Limited to carry out an Arboricultural Survey to British Standard 5837: 2012 guidelines at the Former Walkers Site, Crabtree Lane, Openshaw, Manchester, M11 4GU and produce our findings in a report.
- 1.1.2. It is proposed to demolish the existing onsite structures and develop the site into multiple new industrial warehouse units, 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 all trees within the site boundary. However, it is noted that the majority of these are of low value. It is recommended that this tree loss is mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 1.1.4. The removal of all onsite vegetation to facilitate the proposed development negates the need for a Tree Protection Plan and Tree Protection Index, which have therefore been omitted from this report.
- 1.1.5. Urban Green have also carried out a Preliminary Ecological Appraisal (PEA) of the site (ref: UG_2066_ECO_PEA_02). This report should be read and adhered to in conjunction with the PEA report.

2. Introduction

2.1. Instructions and References

- 2.1.1. Urban Green have been instructed by Chancerygate Ltd. 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 Ordnance Survey (OS) Grid Reference is SJ 88738 98229.

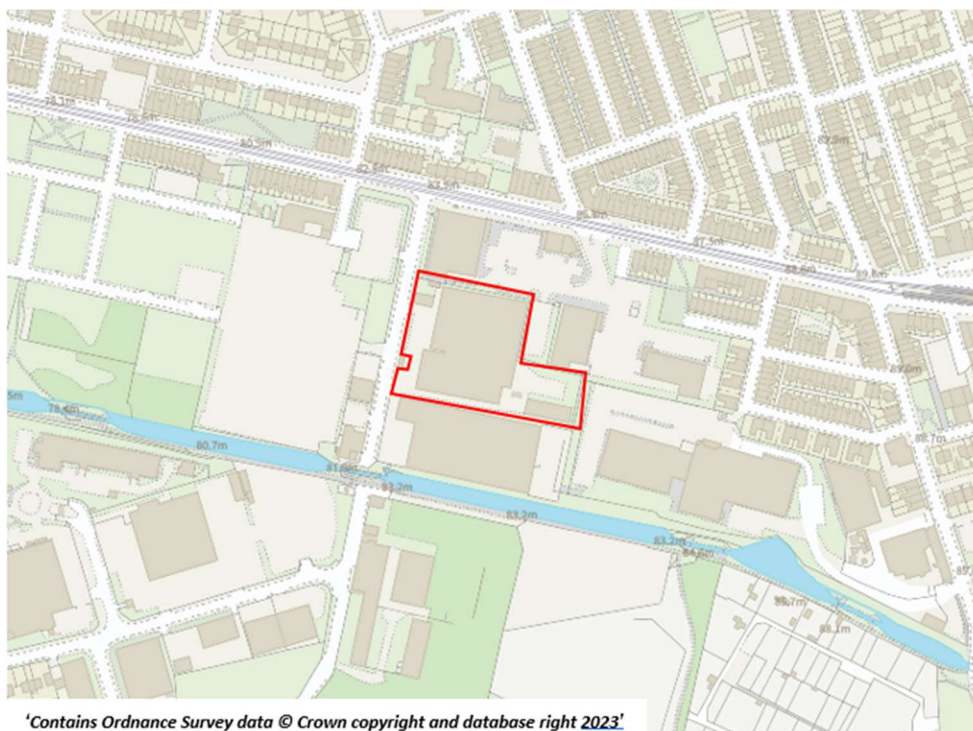


Figure 1 – Site Location Plan

2.2. Scope

- 2.2.1. The AIA considers 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 plans included in Appendix 4, by their identifying number with a “#” suffix. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan to assess the potential impacts.

2.4. Limitations

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

2.5. The Site

- 2.5.1. The site is located at Crabtree Lane, Manchester and comprises a currently disused printing business. The site features several existing warehouse units and existing hard standing and naturally colonised trees and shrubs. The site is bounded by commercial property to the north, beyond which lies Ashton New Road/A662; additional commercial property to the east and south, beyond which lies a portion of the Ashton Canal; and further commercial property and builder's yard to the west.

2.6. Geology

- 2.6.1. Reference to the Cranfield Soil and Agrifood Institute's Soilscape Viewer suggests the underlying geology of the site is characterised as a seasonally wet; slowly permeable; acidic; loamy and clayey soil; with impeded drainage and limited fertility. This geological profile is typical of grassland, and some arable and forestry environments.

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. Access to the Greater Manchester Mapping GM online interactive mapping facility on 07/12/2023 confirmed there are no TPOs currently in effect at the site or in the vicinity, nor does the site lie 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 five cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

3.2. Wildlife

- 3.2.1. Urban Green have also been appointed to complete a Preliminary Ecological Appraisal (PEA) of the site (ref: UG_2066_ECO_PEA_02), which should be read and adhered to should any tree work be required. The objectives of the PEA 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 and adhered to in conjunction with the PEA report.

4. Arboricultural Impact Assessment (AIA)

4.1. Summary of the Development

- 4.1.1. It is proposed to demolish the existing structures and construct multiple new commercial warehouse units at the site, 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.

4.2. Tree Constraints

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

4.3. Root Protection Areas (RPAs) Explained

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

4.4. Surveyed Trees

- 4.4.1. The survey assessed five individual trees and ten tree groups, the quality and value of which are summarised below. Full details of the surveyed trees and tree groups can be viewed in the Tree Data Schedule in Appendix 1.
- 4.4.2. One individual tree and one tree group were assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and four individual trees, and nine tree groups were assessed as BS 5837: 2012 'Low Quality' Retention Category 'C'.
- 4.4.3. All the surveyed trees and tree groups are within the site or on the boundaries.
- 4.4.4. The tree cover comprises mainly of low-quality natural colonisation, apart from T6 & G7 which are naturally colonised trees of moderate quality.
- 4.4.5. Trees and tree groups T1, G2, T6, G7 & G15 make some contribution to the character and appearance of the area. Trees internal/central to the site are of secondary importance in visual terms, with restricted views from nearby public points of vantage.

4.5. Impacts of Development

- 4.5.1. The proposed development would necessitate the removal of all individual trees and tree groups within the site redline boundary, as detailed in the Tree Removal Plan and Tree Works Schedule in Appendix 4.
- 4.5.2. The removal of these trees and tree groups would have a low, long-term, localised impact on the wider character and appearance of the area. It is recommended the removal of these trees and tree groups be mitigated against through onsite replacement tree planting and the production of a robust soft landscaping scheme.
- 4.5.3. The removal of all onsite vegetation to facilitate the proposed development negates the need for a Tree Protection Plan and Tree Protection Index, which have therefore been omitted from this report.

4.6. Tree Surgery Works

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

4.7. Recommendations

- 4.7.1. An Arboricultural Method Statement (AMS) will not be required for the proposed development, as there are no trees proposed for retention.

Appendix 1 - Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendices 2 and 3 to correctly interpret the tree survey 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) Retention Category	RPA Radius (m)
									Priority	Inspect Freq (yrs)				
T1	Mature Goat Willow <i>Salix caprea</i>	12	1.5	0.3	S	350	6 6 5 6	1: Natural colonisation located inbetween bordering site boundary fences. 2: Lateral branches growing through post and wire fencing and abrading fence posts. 3: Several crossing branches and acute included bark unions currently with no indication of failure. 4: Small diameter deadwood to lower canopy.	No action required.		2	Good Fair	20-40 C1	4.20
									n/a	1				
G2	Semi-Mature Mixed Species	av 8	av 0.3	0.2	NE	av 300	av 3 3 3 each	1: Natural colonisation between two site boundary fences. 2: Species include Norway maple, goat willow, and ash. 3: Canopies to west overhanging existing building. 4: Canopies growing through post and wire fence. 5: Acceptable condition at present; provides screening and should be retained if possible.	No action required.		2	Good Fair	20-40 C1	3.60
									n/a	3				
G3	Early-Mature Buddleja <i>Buddleja</i> sp.	av 6	3	0	n/a	av 100	av 2 2 2 each	1: Dense natural colonisation within disused yard.	No action required.		1	Good Fair	20-40 C1	1.20
									n/a	3				
T4	Early-Mature Goat Willow <i>Salix caprea</i>	10	1	0	W	400	4 6 6	1: Maturing regrowth from stump. 2: Canopy to north encroaching onto adjacent offsite building. 3: Stem abutting steel security fence. 4: Acceptable condition at present due to current land use.	No action required.		1	Good Fair	10-20 C1	4.80
									n/a	3				
T5	Semi-Mature Silver Birch <i>Betula pendula</i>	7	2	3	NE	120	1 1 2	1: Natural colonisation internal to site. 2: Growing around site debris.	No action required.		1	Good Fair	20-40 C1	1.44
									n/a	3				
T6	Semi-Mature Sycamore <i>Acer pseudoplatanus</i>	6	1.5	1	S	250	2 3 1	1: Natural colonisation located between brick boundary wall and steel security fence. 2: Not pruned to any extent. 3: No evidence of damage to surrounding structures due to root growth.	No action required.		2	Good Good	40+ B1	3.00
									n/a	3				

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) 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)				
G7	Early-Mature Goat Willow <i>Salix caprea</i>	av 12	av 2	0.2	S	av 350	av 6 6 6 each	1: Three trees located between brick boundary wall and steel security fencing. 2: Lateral branches growing through steel security fence currently with minimal damage to fence and trees. 3: Canopy of southernmost tree encroaching onto derelict structure. 4: Could be pruned back if required.	No action required.		2	Good	20-40 B2	4.20
									n/a	3				
G8	Semi-Mature Mixed Species	av 11	2	0	N	av 130	av 4 3 4 each	1: Natural colonisation adjacent derelict building. 2: Species include silver birch, goat willow, and hazel. 3: Canopies encroaching onto derelict building. 4: Acceptable condition at present due to current land use.	No action required.		1	Good	10-20 C1	1.56
									n/a	3				
T9	Early-Mature Sycamore <i>Acer pseudoplatanus</i>	9	2	0	SW	250	4 4 5	1: Natural colonisation adjacent to derelict building. 2: Possibly regrowth from stump, exhibiting many uprights and several poor stem unions. 3: Canopy to north encroaching onto derelict building. 4: Acceptable condition at present due to current land use.	No action required.		1	Good	10-20 C1	3.00
									n/a	3				
G10	Early-Mature Mixed Species	av 12	av 3	0	N	av 350	av 8 6 6 each	1: Natural colonisation located immediately south of derelict structure. 2: Canopies and lateral branches to north encroaching onto derelict structure. 3: Pruned in the past to south to remove low hanging lateral branches. 4: Many crossing branches and included unions noted although acceptable condition at present due to low foot fall.	No action required.		1	Good	20-40 C1	4.20
									n/a	3				
G11	Early-Mature Buddleja <i>Buddleja</i> sp.	av 5	3	0	n/a	av 130	av 2 2 2 each	1: Natural colonisation around periphery of disused work yard. 2: Acceptable condition at present due to current land use.	No action required.		1	Good	10-20 C1	1.56
									n/a	3				
G12	Early-Mature Mixed Species	av 5	3	0	n/a	av 200	av 3 2 2 each	1: Lapsed ornamental planting adjacent to disused offices. 2: Species include plum, holly, and hazel. 3: Natural colonisation of buddleja has established within the group. 4: Canopies abutting western elevation of building. 5: Acceptable condition at present due to current land use.	No action required.		1	Good	20-40 C1	2.40
									n/a	3				

Reference T= Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	Lowest Branch Height (m)	Lowest Branch Direction	DBH (mm)	Crown Spread (m) 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)				
G13	Early-Mature Wild Cherry <i>Prunus avium</i>	av 9	av 2	1.5	SE	av 350	av 6 5 4 4 each	1: Three trees located adjacent western boundary. 2: Central tree appears dead; southern tree ivy clad. 3: Hazel understoy.	No action required.		1	Good	10-20 C1	4.20
									n/a	3				
G14	Early-Mature Mixed Species	av 5	o	o	n/a	av 130	av 2.5 2.5 2.5 each	1: Planted ornamental hazel with nautral colonisation of buddleja at western boundary. 2: Densely spaced with restricted access and inspection.	No action required.		1	Good	10-20 C1	1.56
									n/a	3				
G15	Early-Mature Mixed Species	av 10	av 0.3	n/a	n/a	av 350	av 2 3 3 2 each	1: Restricted access to survey and limited inspection.	No action required.		2	Good	20-40 C1	4.20
									n/a	3				

Appendix 2 – Tree Data Schedule Definition of Terms

Tree Referencing:	Individual Trees T (+number) Grouped Trees G (+number) Hedgerows H (+number) Woodlands W(+number)
Age Category/Life Stage:	Young Usually <15 years Semi-mature Significant growth expected, approximately one third of life expectancy complete Early-Mature Full height achieved with further significant growth possible, up to two thirds of life expectancy complete Mature Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy Veteran Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits, Over-mature A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.
Species:	Botanical Name conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition. Common Name commonly used names usually on a local and national scale.
Tree Height:	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
Crown Height :	Measured from ground level to the height at which the main crown begins.
Stem Diameter (DBH):	Stem diameter is measured at 1.5 m above ground level
Lowest Branch Height & Orientation:	Height above ground level and direction of growth of the lowest lateral branch extending from the main tree stem.
Crown Spread:	Measurements taken from all four cardinal points in metres.
Notes:	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
Recommendations:	Recommendations are made in accordance 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.
Life Expectancy:	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
Retention Category:	Please refer to Tree retention categorisation table on the next page.

Appendix 3 – Tree Retention Categories

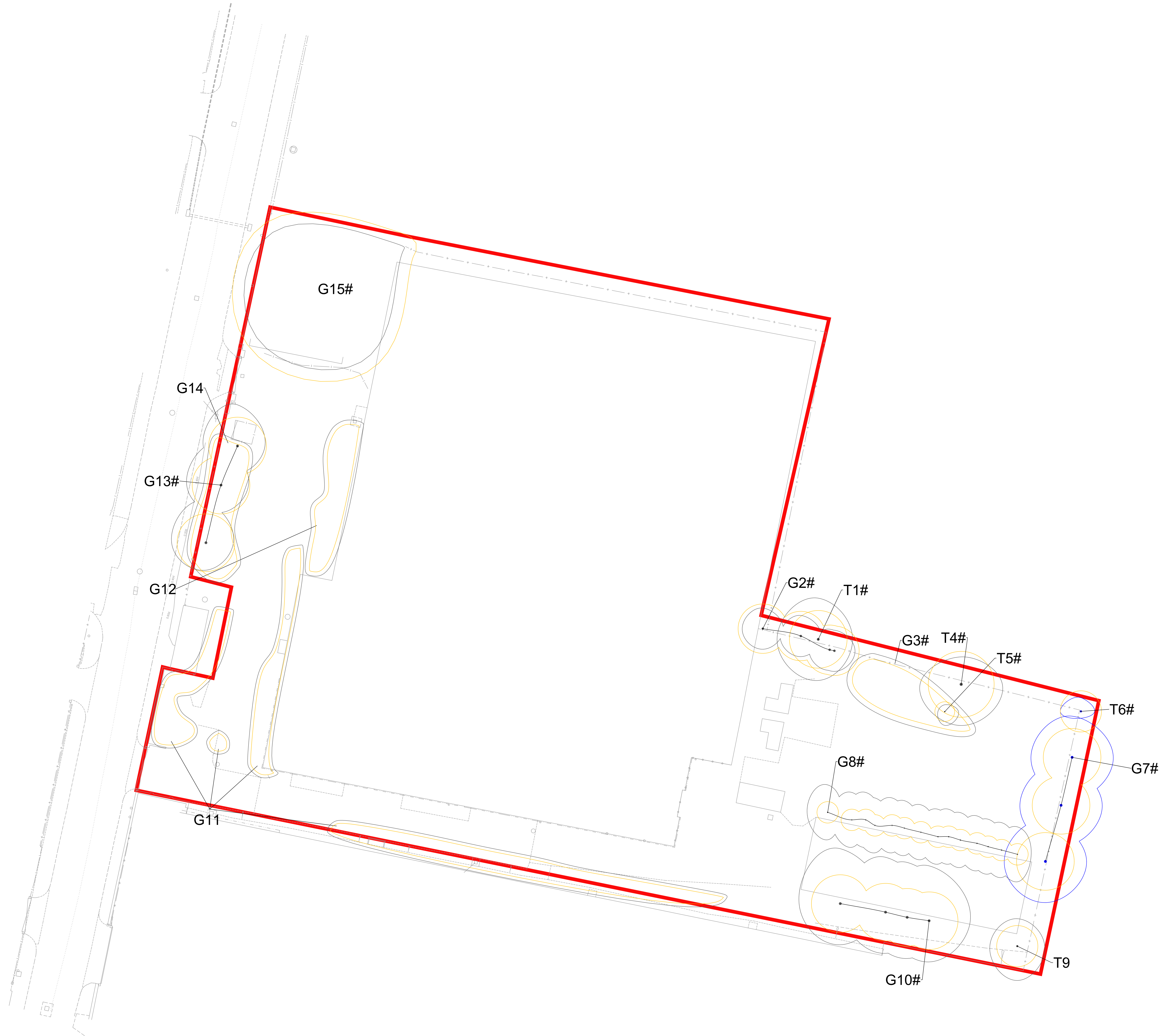
The following table provides an explanation of the BS 5837: 2012 Tree Retention Categories and Subcategories used during the survey and in the report.		
Trees to be Removed:		Colour on Plan
BS 5837: 2012 Category U Includes trees of very low quality that offer little or no amenity value.	Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	RED
Trees to be Considered for Retention:		
BS 5837: 2012 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
BS 5837: 2012 Retention 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
BS 5837: 2012 Retention 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
BS 5837: 2012 Tree Retention Subcategories:		
BS 5837: 2012 Retention Subcategory 1	Trees possessing mainly Arboricultural qualities.	n/a
BS 5837: 2012 Retention Subcategory 2	Trees possessing mainly landscape qualities.	n/a
BS 5837: 2012 Retention Subcategory 3	Trees possessing mainly cultural values, including conservation.	n/a
NOTE 1: Trees may be assessed as belonging to more than one BS 5837: 2012 Tree Retention Subcategory depending on their perceived value and/or contribution, i.e., A1.2; B2.3 etc. NOTE 2: 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

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.



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Notes:-

- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Root Protection Area (RPA)
- Position Estimated on Site
- Redline Site Boundary

01	20/12/23	UPDATED REDLINE BOUNDARY	AB	AM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

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

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Client:
CHANCERYGATE LTD.

Project:
CRABTREE LANE, MANCHESTER

Title:
TREE CONSTRAINTS PLAN

Issue:
PLANNING

Drawn:	AH	Checked:	AB	Approved:	AB	
Project:	UG2066	Scale @ A0:	1:200	Date:	06/12/23	
Dwg No:	UG_2066_ARB_TCP_01				Revision:	01



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Notes:-

- BS 5837: 2012 Retention Category A Tree, Group or Hedge
- BS 5837: 2012 Retention Category B Tree, Group or Hedge
- BS 5837: 2012 Retention Category C Tree, Group or Hedge
- BS 5837: 2012 Category U Tree, Group or Hedge
- Retained Tree
- Removed Tree
- Position Estimated on Site
- Redline Site Boundary

01	20/12/23	UPDATED REDLINE BOUNDARY	AB	AM
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

U R B A N
G R E E N

A: Ground Floor, The Tower,
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weareurbangreen.co.uk

Client:	CHANCERYGATE LTD.		
Project:	CRABTREE LANE, MANCHESTER		
Title:	TREE REMOVAL PLAN		
Issue:	PLANNING		
Drawn:	AH	Checked: AB	Approved: AB
Project:	UG2066	Scale @ A0: 1:200	Date: 06/12/23
Dwg No:	UG_2066_ARB_TRP_01		Revision: 01

Tree Works Schedule				
Tree Number	BS 5837: 2012 Retention Category	Species	Works Required	Reason
T1	C	Goat Willow	Fell to ground level and grind or grub out the stumps	To facilitate the proposed development
G2		Mixed Species		
G3		Buddleja		
T4		Goat Willow		
T5		Silver Birch		
T6	B	Sycamore		
G7		Goat Willow		
G8	C	Mixed Species		
T9		Sycamore		
G10		Mixed Species		
G11		Buddleja		
G12		Mixed Species		
G13		Wild Cherry		
G14		Mixed Species		
G15				

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
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U R B A N
G R E E N

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T: +44 (0) 161 312 3131

weareurbangreen.co.uk

Client:
CHANCERYGATE LTD.

Project:
**CRABTREE LANE,
MANCHESTER**

Title:
TREE WORKS SCHEDULE

Issue:
PLANNING

Drawn:	AH	Checked:	AB	Approved:	AB
Project:	UG2066	Scale @ A0:	N/A	Date:	06/12/23
Dwg No:	UG_2066_ARB_TWS_01			Revision:	00