



Arboricultural Impact Assessment and Method Statement

Sandilands Primary School,

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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Sandilands Primary School

Prepared for:
Tilbury Douglas Construction Ltd

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EXECUTIVE SUMMARY

Site Address	Sandilands Primary School, Wendover Rd, Manchester, M23 9JX
OS Grid Reference	SJ 79585 89653
Site Area	Approximately 3.0 ha
Results	The site survey identified a total of 71 individual trees, one group of trees and one hedge on and adjacent the site. These included two individual trees graded Category A (trees of high value), 43 individual trees and one group of trees graded Category B (trees of moderate value). Twenty-three individual trees and one hedge graded Category C (trees of low value). Three individual trees have been graded Category U (trees unsuitable for retention).
Recommendations	According to Manchester City Council, details of their Tree Preservation Orders (TPO) are not listed online. A request for information has been made, however still awaiting response at the time of this report. It is therefore essential that the presence of any such statutory TPO protection at the site be checked directly with their planning department prior to scheduling or carrying out any tree works that are not directly related to, and subsequently authorised in accordance with, the implementation of a detailed (i.e. full) planning permission. An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of one individual 'B' category tree and 10 individual 'C' category trees. The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees. As such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance. Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme. Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site. Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained. All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.



	All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations. This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.
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1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Tilbury Douglas Construction Ltd to produce an Arboricultural Impact Assessment (AIA) and Method Statement relating to a proposed construction works at land at Sandilands Primary School, Wendover Rd, Manchester, M23 9JX, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✿ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✿ Identify trees suitable for retention and for removal due to the proposed development.
- ✿ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✿ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✿ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at Sandilands Primary School, Wendover Rd, Manchester, M23 9JX, and is within the administrative boundaries of Manchester City Council. The site comprises, two school buildings with ancillary buildings and structures with associated carpark, amenity grassed areas and soft and hard landscaping. The site has a variety of trees within and closely adjacent to the site boundary of varying quality and age.

Cranfield (2023)² identified the soil type of the site and the surrounding area as naturally wet very acid sandy and loamy soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

According to Manchester City Council, details of their Tree Preservation Orders (TPO) are not listed online. A request for information has been made, however still awaiting response at the time of this report. It is therefore essential that the presence of any such statutory TPO protection at the site be checked directly with their planning department prior to scheduling or carrying out any tree works that are not directly related to, and subsequently authorised in accordance with, the implementation of a detailed (i.e. full) planning permission.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2023). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 11th April 2023]



work to a tree protected by a TPO must apply to the Council to obtain permission.

There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and in the interests of the safe operation of the undertaking;

-  In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.
-  To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.

Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.5. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow. Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

1.6. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2019) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaptation. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.



BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.6.1. NATIONAL PLANNING POLICY FRAMEWORK 2021

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

It was confirmed that there are no designated ancient woodlands within the survey area.



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 11th April 2023. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

TABLE 2.1 BS 5837 CASCADE CHART (ADAPTED FROM BRITISH STANDARDS, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
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.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or 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.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75mm, (measured at 1.5m above ground level), have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75mm were present within the study area.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.



Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 71 individual trees, one group of trees and one hedge on and adjacent the site. These included two individual trees graded Category A (trees of high value), 43 individual trees and one group of trees graded Category B (trees of moderate value). Twenty-three individual trees and one hedge graded Category C (trees of low value). Three individual trees have been graded Category U (trees unsuitable for retention).

TABLE 3.1 TREE CATEGORIES RECORDED

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	2	0	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	43	1	0	0
CATEGORY C (TREES OF LOW QUALITY)	23	0	1	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	3	0	0	0
TOTALS	71	1	1	0

3.2. TREE SPECIES DIVERSITY

A variety of species were recorded as individual trees, groups of trees and hedgerows during the survey and are represented throughout the study area. Species of trees recorded includes Apple (*Malus domestica*), Ash (*Fraxinus excelsior*), Bird cherry (*Prunus padus*), Cherry (*Prunus* sp.), Corsican pine (*Pinus nigra*), Cypress sp. (*Cupressus* sp.), Elm sp. (*Ulmus* sp.), Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Hornbeam (*Carpinus betulus*), Larch (*Larix decidua*), Laurel (*Prunus laurocerasus*), Lime (*Tilia x europaea*), Lombardy poplar (*Populus nigra 'Italica'*), Magnolia, Norway maple (*Acer platanoides*), Oak (*Quercus robur*), Pear (*Pyrus communis*), Plum (*Prunus cerasifera*), Scots pine (*Pinus sylvestris*), Silver birch (*Betula pendula*), Sycamore (*Acer pseudoplatanus*), Western red cedar (*Thuja plicata*) and Whitebeam (*Sorbus aria*).

Tree data can be viewed in **Appendix I: Tree Survey Schedule**. A selection of photographs of trees can be viewed in **Appendix II: Photographs**. Tree locations can be viewed in **Appendix III: Tree Constraints Plan**.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

From the information provided to date it is projected that, as detailed in Table 4.1, construction of the development as proposed will require the removal of one individual 'B' category tree and 10 individual 'C' category trees.

TABLE 4.1 TREE REMOVALS REQUIRED TO ACCOMMODATE DEVELOPMENT PROPOSALS

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT	TOTAL NO. OF REMOVALS
CATEGORY A	-	0 trees
CATEGORY B	T49	1 tree
CATEGORY C	T24, T41, T42, T43, T44, T45, T46, T47, T48, T50	10 trees
CATEGORY U	-	0 trees

4.2. MITIGATION FOR TREE LOSS

As detailed on the Tree Impact and Protection Plan, and in Table 4.1, one individual moderate quality tree and 10 individual low-quality trees are proposed for removal in order to facilitate the proposals. Consequently, specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014³ and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010⁴: Tree Work – Recommendations.

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, or by temporary ground protection measures thereby keeping the trees' root zones free from disturbance.

4.3. WORKS WITHIN RPAS

The appraisal identified that the following development works are close to and within retained trees' RPAs and canopies:

³ British Standards Institution (2014) BS 8545: Trees: From nursery to Independence in the Landscape – Recommendations.

⁴ British Standards Institution (2010) BS 3998:2010, Tree Work Recommendations.



TABLE 4.2 ROOT PROTECTION AREA INCURSIONS

PROPOSED IMPACT	TREES IMPACTED	PROPOSED SPECIAL MEASURES	RELEVANT BS5837 SECTION(S) TO BE ADHERED TO	INFORMATION REQUIRED OR PROVIDED, AND RELEVANT SPECIALIST
Removal of hard surfacing and foundations associated with demolished building	All retained trees	▪ Machinery to be positioned onto existing hard surfaces at all times within and adjacent to RPAs. ▪ All site operations involving plant with booms, jibs and counterweights to be planned in advance to prevent contact with retained trees, and works adjacent to trees conducted under the supervision of a banksman, under arboricultural direction, to ensure that adequate clearances from retained trees is maintained.	7.2, 7.3	Ground works contractor to provide detailed schedule of works and method statement
Possible installation of drainage to extents of proposed buildings within tree RPAs	All retained trees	▪ Routes which pass the minimum distance through RPAs to be agreed between project arboriculturist and relevant consultant. ▪ Specialist excavation methods, under arboricultural supervision, to be used where utilities are projected to pass through RPAs. ▪ Inspection chambers for services to be positioned outside RPAs.	7.7	Detailed services plan to be supplied by relevant consultant.

Any excavation within the RPA of a tree must be supervised by an Arboricultural Clerk of Works (ACoW).



4.4. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using hand held tools only, and in accordance with the guidelines set out in section 7.2.1 of BS5837:2012.

All proposed landscaping to be 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.

4.5. FACILITATION PRUNING

Based on the information currently available, it is not possible to predict the requirement for access facilitation pruning. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

All tree works should be completed prior to the commencement of any development or construction vehicles/plant entering either site. It is recommended that all tree works are carried out in accordance with BS3998:2010: Tree Work - Recommendations.

4.6. UNDERGROUND UTILITIES AND DRAINAGE

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).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.



5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 71 individual trees, one group of trees and one hedge on and adjacent the site. These included two individual trees graded Category A (trees of high value), 43 individual trees and one group of trees graded Category B (trees of moderate value). Twenty-three individual trees and one hedge graded Category C (trees of low value). Three individual trees have been graded Category U (trees unsuitable for retention).

According to Manchester City Council, details of their Tree Preservation Orders (TPO) are not listed online. A request for information has been made, however still awaiting response at the time of this report. It is therefore essential that the presence of any such statutory TPO protection at the site be checked directly with their planning department prior to scheduling or carrying out any tree works that are not directly related to, and subsequently authorised in accordance with, the implementation of a detailed (i.e. full) planning permission.

An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of one individual 'B' category tree and 10 individual 'C' category trees.

The appraisal identified various elements of the development that are proposed within and close to the RPAs and canopy spreads of several retained trees. As such, various special working and protection methods and materials have subsequently been proposed in accordance with current government guidance.

Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 6.1.

TABLE 6.1 TIMING OF WORKS

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

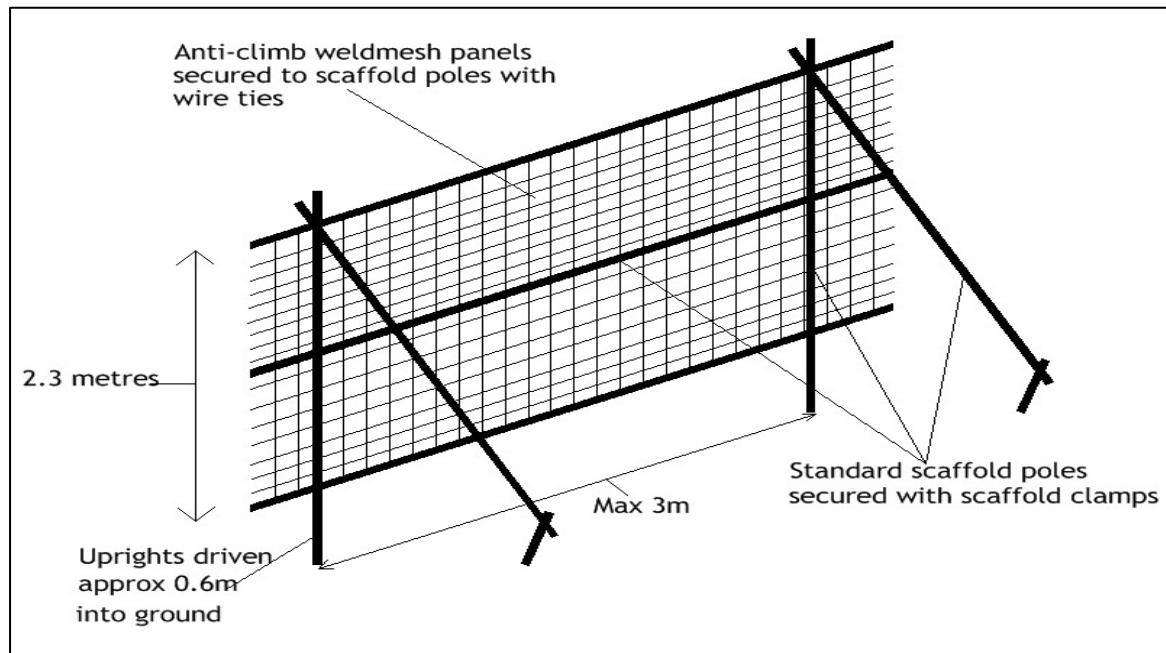
Tree protection fencing will consist of a vertical scaffold framework, well braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 6.1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



FIGURE 6.1 TREE PROTECTION FENCING SPECIFICATION



6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs, it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.



7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

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Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

trees@e3p.co.uk

Office: 01617079612

END OF REPORT



APPENDIX I TREE SURVEY SCHEDULE

A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

TABLE A.1 KEY FOR TREE TABLES

KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1.1)
#	Estimated value
what3words © 2023 what3words Limited	Geocode system designed to identify location with a resolution of about 3 metres



TABLE A.2 TREE DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T1	Whitebeam (<i>Sorbus aria</i>)	6	355	3	3	3	4	3	EM	Tight fork union at approximately 2.5m.	10+	C1	57	4.26	LIBRARIAN.TH AT.SUFFICE
T2	Magnolia	5	80 75 60	2	2	2	2	0	SM	Multiple stems at ground level.	10+	C1	7	1.5	TUNED.COAST. BOSS
T3	Corsican pine (<i>Pinus nigra</i>)	17	750	5	5	5	4	4	M	No signs of ill health or significant structural defects.	20+	B1	254	9	HUMID.MODEL .RATS
T4	Scots pine (<i>Pinus sylvestris</i>)	11	460	5	1	3	4	2	EM	Crown suppressed on east side.	20+	B1	96	5.52	HUMID.MODEL .RATS
T5	Whitebeam (<i>Sorbus aria</i>)	5	450	3	4	3	4	2	EM	Tight fork unions at approximately 2m.	20+	B1	92	5.4	OWNER.GOLF. DIRECT
T6	Cypress sp. (<i>Cupressus</i> sp.)	9	240	1	2	2	0.5	3	EM	Suppressed by adjacent trees.	10+	C1	26	2.88	DISCREPANCY. GANGS.NODDE D
T7	Cherry (<i>Prunus</i> sp.)	6	500	4	4	4	4	3	EM	Small Ganoderma fungal brackets at base.	10+	C1	113	6	DOUBLE.ACTO RS.BOTHER
T8	Corsican pine (<i>Pinus nigra</i>)	16	620	5	5	5	1	3	M	Mutual suppression of canopy on west side with adjacent tree. Stem bifurcates at approximately 4m.	20+	B1	174	7.44	PAID.TAKER.T HESE



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T9	Scots pine (<i>Pinus sylvestris</i>)	13	520	4	3	4	4	4	EM	No signs of ill health or significant structural defects.	20+	B1	122	6.24	WILL.BRAND.GROSS
T10	Whitebeam (<i>Sorbus aria</i>)	6	400	3	3	4	4	2	EM	Natural lean in stem towards east.	20+	B1	72	4.8	LIST.HEAVY.RINGS
T11	Hawthorn (<i>Crataegus monogyna</i>)	5	280	2	2	2	3	2	EM	No signs of ill health or significant structural defects.	20+	B1	35	3.36	DECENT.TALL.MAKER
T12	Silver birch (<i>Betula pendula</i>)	13	410	3	4	4	3	3	EM	Large bur in stem at approximately 1.4m.	20+	B1	76	4.92	PUDDLES.BEGIN.PUNCH
T13	Silver birch (<i>Betula pendula</i>)	14	520	4	3	5	4	2	M	Stem bifurcates at 2m.	20+	B1	122	6.24	THEME.OBJECT.T.STACK
T14	Silver birch (<i>Betula pendula</i>)	10	310	3	1	3	3	3	EM	Crown bias towards west.	20+	B1	43	3.72	NIGHTS.MUSIC.RAMS
T15	Silver birch (<i>Betula pendula</i>)	13	530	4	4	4	4	3	M	Horizontal rib on stem at 1.7m.	20+	B1	127	6.36	BLANK.PEST.BROKEN
T16	Silver birch (<i>Betula pendula</i>)	15	510	4	5	4	5	2	M	Natural sweep in stem at approximately 3m.	20+	B1	118	6.12	RAINY.SILVER.RACKS
T17	Silver birch (<i>Betula pendula</i>)	12	340	3	4	3	3	3	EM	No signs of ill health or significant structural defects.	20+	B1	52	4.08	PILL.ATTEND.VOLUNTEERED
T18	Silver birch (<i>Betula pendula</i>)	14	540	4	3	4	5	3	M	No signs of ill health or significant structural defects.	20+	B1	132	6.48	SUPPLY.MUTUAL.PUDDLES



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T19	Silver birch (<i>Betula pendula</i>)	10	490	3	5	4	3	3	EM	Old pruning wound on stem at 1.5m on south side	20+	B1	109	5.88	STOCKS.LASE R.CARBON
T20	Silver birch (<i>Betula pendula</i>)	15	540	6	6	4	3	2	M	No signs of ill health or significant structural defects.	20+	B1	132	6.48	EDGE.REMOTE. BUNNY
T21	Silver birch (<i>Betula pendula</i>)	13	350	5	3	3	2	3	EM	Tarmac hard standing right up to base on tree. Slight lean towards north west.	20+	B1	55	4.2	LOUD.HOST.DE FINE
T22	Silver birch (<i>Betula pendula</i>)	13	570	3	3	3	5	2	M	Slight lean in stem towards east. Flush pruning wounds on stem at 2m.	20+	B1	147	6.84	NOTE.RELAX.A FFAIR
T23	Holly (<i>Ilex aquifolium</i>)	6	130	1.5	1	1	1	1	SM	Located in neighbouring garden behind fence, unable to fully inspect.	10+	C1	8	1.56	TRUTH.DEAF.A PRON
T24	Holly (<i>Ilex aquifolium</i>)	5	140	0.5	0	1	1	0	SM	Crown touching building.	10+	C1	9	1.68	COMICAL.ALIE N.AGES
T25	Norway maple (<i>Acer platanoides</i>)	12	710	6	6	6	6	2	M	Mower damage to surface roots. Ground compaction around base.	20+	B1	228	8.52	OPERA.BODY.R ATE



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T26	Larch (<i>Larix decidua</i>)	10	410	7	6	4	6	2	EM	Three dead branches at approximately 3m on west side, approximately 4m in length and 60mm diameter.	20+	B1	76	4.92	SILENT.THUS.ZEBRA
T27	Oak (<i>Quercus robur</i>)	18	1010	10	9	9	10	4	M	Stem bifurcates at approximately 3m. Deadwood throughout crown upto 3m in length and 120mm diameter.	40+	A1/3	461	12.12	TOWN.WEEP.FORGET
T28	Oak (<i>Quercus robur</i>)	15	900	4	7	6	7	2	M	Dense undergrowth preventing full visual inspection. Slight lean towards south.	20+	B1	366	10.8	NOTES.KNOTS.PLAY
T29	Oak (<i>Quercus robur</i>)	5	620	0.5	0	0	0	0	M	Monolith. Decay cavity in stem at approximately 1.5m and 3m on south side.	<10	U	174	7.44	CURRY.WATER.S.HERBS
T30	Oak (<i>Quercus robur</i>)	16	760	5	7	7	6	2	M	Sweep in stem at base. Deadwood throughout crown upto 2m in length and 130mm diameter	20+	B1	261	9.12	VALID.HALF.INDEED
T31	Oak (<i>Quercus robur</i>)	9	590	4	5	3	5	3	EM	Previously crown lifted.	20+	B1	157	7.08	CUBE.REPLY.WICKED



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T32	Oak (<i>Quercus robur</i>)	14	740	6	7	6	7	3	M	Stem bifurcates at approximately 2m. Deadwood throughout crown upto 2m in length and 80mm diameter.	20+	B1	248	8.88	WHEELS.REACT.HONEST
T33	Oak (<i>Quercus robur</i>)	19	1320	11	12	10	11	2	M	Moderate lean in stem towards east. Multiple large pruning wounds at approximately 3m and 7m on south side.	40+	A1/3	707	15	BOXING.YAPPY.LOVING
T34	Lime (<i>Tilia x europaea</i>)	13	460 430	3	4	4	2	0	EM	Twin stemmed at ground level. Crown suppressed by adjacent tree.	20+	B1	179	7.56	DECIDE.DOZEN.VISIT
T35	Oak (<i>Quercus robur</i>)	4	860	0	0	0	0	0	M	Dead monolith	<10	U	334	10.32	WASH.GRAVY.EXTRA
T36	Oak (<i>Quercus robur</i>)	12	620	4	6	2	6	3	M	Mutual suppression of canopy with adjacent trees.	20+	B1	174	7.44	TENNIS.TONES.INFLUENCING
T37	Oak (<i>Quercus robur</i>)	15	560 550	4	5	6	5	3	M	Twin stemmed at ground level.	20+	B1	279	9.42	HOBBY.CHEEK.FACE
T38	Sycamore (<i>Acer pseudoplatanus</i>)	15	550 410 380	4	3	5	5	3	EM	Multiple stems at ground level.	20+	B1	279	9.42	MOMENT.SHELLS.DINE
T39	Lombardy poplar (<i>Populus nigra 'Italica'</i>)	17	490	1	2	1	1	3	EM	No signs of ill health or significant structural defects.	20+	B1	109	5.88	INTEND.REPAY.CLOSET



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T40	Holly (<i>Ilex aquifolium</i>)	5	120 90 80 75 75	2	2	2	2	2	SM	Multiple stems at ground level.	10+	C1	18	2.41	AMUSED.MILD. LOOSE
T41	Cherry (<i>Prunus</i> sp.)	6	260 260	4	4	4	4	3	EM	Twin stemmed at ground level. Bacterial cankers on stem at approximately 2m and 2.5m.	10+	C1	61	4.42	LOVES.EXISTS. ANGLE
T42	Bird cherry (<i>Prunus padus</i>)	7	520	4	5	5	3	2	EM	Previously pruned back from building.	10+	C1	122	6.24	SURVEY.LOAF. PLANS
T43	Apple (<i>Malus domestica</i>)	4	220	2	3	0.5	1	2	EM	Suppressed by adjacent tree.	10+	C1	22	2.64	BAKING.LEFT. SANG
T44	Pear (<i>Pyrus communis</i>)	5	150	2	2	0.5	1	2	Y	No signs of ill health or significant structural defects.	10+	C1	10	1.8	ASHES.ARTIST .THEN
T45	Pear (<i>Pyrus communis</i>)	3	100	0.5	0.5	1	0.5	1	Y	No signs of ill health or significant structural defects.	10+	C1	5	1.2	BEFORE.FRIDA Y.PRICES
T46	Apple (<i>Malus domestica</i>)	3	180	2	2	2	2	2	SM	No signs of ill health or significant structural defects.	10+	C1	15	2.16	HUNG.TENNIS. THANK
T47	Pear (<i>Pyrus communis</i>)	5	170	2	1	1	1	2	SM	No signs of ill health or significant structural defects.	10+	C1	13	2.04	GEARS.IDEAL. PENS



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T48	Apple (<i>Malus domestica</i>)	3	160	2	2	1	1	2	SM	No signs of ill health or significant structural defects.	10+	C1	12	1.92	TIES.LEANED.R ASH
T49	Pear (<i>Pyrus communis</i>)	6	270	3	3	2	2	2	SM	No signs of ill health or significant structural defects.	20+	B1	33	3.24	FOLDS.YEAR.G LAD
T50	Apple (<i>Malus domestica</i>)	4	170	2	2	1	2	1	SM	Slight lean towards north.	10+	C1	13	2.04	ASSUME.STAL E.PREFER
T51	Cherry (<i>Prunus</i> sp.)	2.5	420	0	0	0	0	0	EM	Dead monolith.	<10	U	80	5.04	VALUES.AXED. STUDIO
T52	Western red cedar (<i>Thuja plicata</i>)	13	580	3	3	3	3	2	M	Ivy on stem.	20+	B1	152	6.96	BOOKS.PACE.L ATER
T53	Cypress sp.	9	75	1	1	1	0.5	0	M	Multiple stems at ground level.	10+	C1	26	2.85	PENCIL.RISEN. FREE
T54	Western red cedar (<i>Thuja plicata</i>)	8	130 100	2	2	2	2	0	SM	Twin stemmed at ground level.	10+	C1	12	1.97	ROUND.TREND Y.SHEET
T55	Western red cedar (<i>Thuja plicata</i>)	12	240	2	1	2	2	2	SM	No signs of ill health or significant structural defects.	20+	B1	26	2.88	MUTE.NEAT.H ANG
T56	Sycamore (<i>Acer pseudoplatanus</i>)	7	130	0	1	2	1	3	SM	Suppressed by adjacent trees.	10+	C1	8	1.56	GREW.VITAL.F ADED
T57	Laurel (<i>Prunus laurocerasus</i>)	6	140 140	2	2	2	2	0	EM	Dense undergrowth preventing full visual inspection.	10+	C1	18	2.38	ROOF.LETTER. CRISP
T58	Cypress sp. (<i>Cupressus</i> sp.)	6	130	0.5	0.5	0.5	0.5	0	EM	Dense undergrowth preventing full visual inspection.	10+	C1	8	1.56	MONKS.LIFTS. ENVY



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T59	Oak (<i>Quercus robur</i>)	11	530	3	5	5	3	2	EM	Dense undergrowth and ivy preventing full visual inspection.	20+	B1	127	6.36	REDUCE.QUITE .MUTE
T60	Hornbeam (<i>Carpinus betulus</i>)	6	310	3	1	3	3	1	EM	Kink in stem at 1.5m. Dense undergrowth and ivy preventing full visual inspection.	10+	C1	43	3.72	DARK.CRISP.L OCATE
T61	Ash (<i>Fraxinus excelsior</i>)	11	460	5	5	5	5	3	EM	Located in highway grass verge.	20+	B1	96	5.52	MEMORY.COF FEE.CALM
T62	Cherry (<i>Prunus</i> sp.)	5	500	5	5	5	4	2	M	Ganoderma fungal bracket on north side at base.	10+	C1	113	6	NOISY.SNOW. ORGANS
T63	Scots pine (<i>Pinus sylvestris</i>)	13	670	6	5	6	5	2	M	No signs of ill health or significant structural defects.	20+	B1	203	8.04	LEADER.SOFTL Y.DENY
T64	Corsican pine (<i>Pinus nigra</i>)	18	560	5	5	3	3	6	M	Mutual suppression with adjacent trees.	20+	B1	142	6.72	SECOND.BROO M.COMBINING
T65	Scots pine (<i>Pinus sylvestris</i>)	13	480	3	2	4	3	4	M	Mutual suppression with adjacent trees.	20+	B1	104	5.76	WASH.LAUNC H.CROWD
T66	Scots pine (<i>Pinus sylvestris</i>)	13	350	1	4	4	1	5	EM	Mutual suppression with adjacent trees.	20+	B1	55	4.2	WASH.LAUNC H.CROWD
T67	Plum (<i>Prunus cerasifera</i>)	5	310	3	4	3	3	2	EM	Located in highway verge.	20+	B1	43	3.72	SPOON.LAPTO P.WASHED



TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)	WHAT3WORDS
				N	E	S	W								
T68	Corsican pine (<i>Pinus nigra</i>)	18	790	5	5	4	4	7	M	Mutual suppression with adjacent trees. Deadwood in lower canopy up to 2m in length and 70mm diameter.	20+	B1	282	9.48	BEAST.HEALERS.NEEDED
T69	Scots pine (<i>Pinus sylvestris</i>)	13	400	4	2	0.5	3	3	EM	Crown bias towards north	20+	B1	72	4.8	MODELS.SCOOTS.VINE
T70	Scots pine (<i>Pinus sylvestris</i>)	13	470	2	1	5	3	4	EM	Mutual suppression with adjacent trees.	20+	B1	100	5.64	PUPPY.MAPLE.DIGS
T71	Ash (<i>Fraxinus excelsior</i>)	14	630	5	5	5	6	4	M	Located on highway verge.	20+	B1	179	7.56	LEASE.BOOM.IINDEX
G1	Silver birch (<i>Betula pendula</i>) x 4, Oak (<i>Quercus robur</i>) x 4, Hazel (<i>Corylus avellana</i>) x 3, Elm sp. (<i>Ulmus</i> sp.) x 2	15	400	5	5	5	5	0	EM	Woodland garden area.	20+	B2	72	4.8	TONE.FROZEN.PALACE
H1	Hawthorn (<i>Crataegus monogyna</i>)	3	100	0.5	0.5	0.5	0.5	0	EM	Maintained boundary hedge.	10+	C2	5	1.2	MEANS.SULK.INFORM



APPENDIX II

PHOTOGRAPHS

The background of the page is composed of several geometric shapes in shades of orange. A large, dark orange shape occupies the top right. A lighter orange shape is on the left, meeting the dark one at a diagonal line. The bottom left corner features a light orange shape with a fine, repeating grid pattern. The overall design is modern and minimalist.

PLATE 1 TREE T1



PLATE 2 TREE T2



PLATE 3 TREES T3 & T4



PLATE 4 TREE T13



PLATE 5 TREE T20



PLATE 6 TREE T25



PLATE 7 TREE T26



PLATE 8 TREE T27



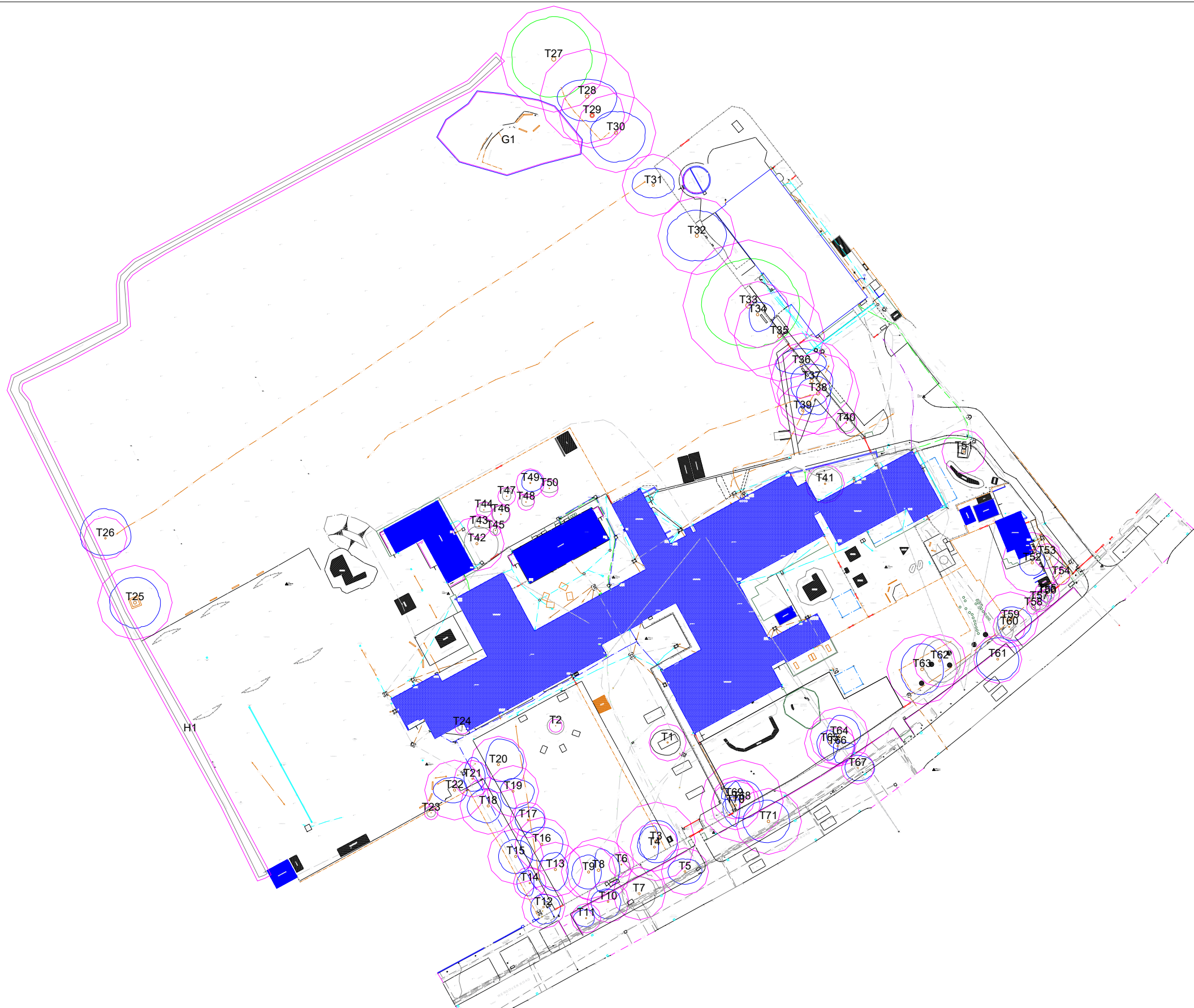
PLATE 9 TREE T53



PLATE 10 TREE T68, T69, T70



APPENDIX III TREE CONSTRAINTS PLAN



Tree Categorisations:

Those to be Considered for Retention:

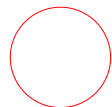
Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

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

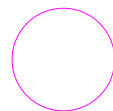


Those Unsuitable for Retention:

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



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 Appended Temporary Protective Fencing Specification

Notes:

P1	REVA	11.04.2023	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Tibury Douglas
Construction
Ltd

Job Title:

Sandilands
Primary
School,
Manchester

Job No:

81-240

Drawing No:

001

Date:

11.04.2023

Scale:

1:1000 @ A3



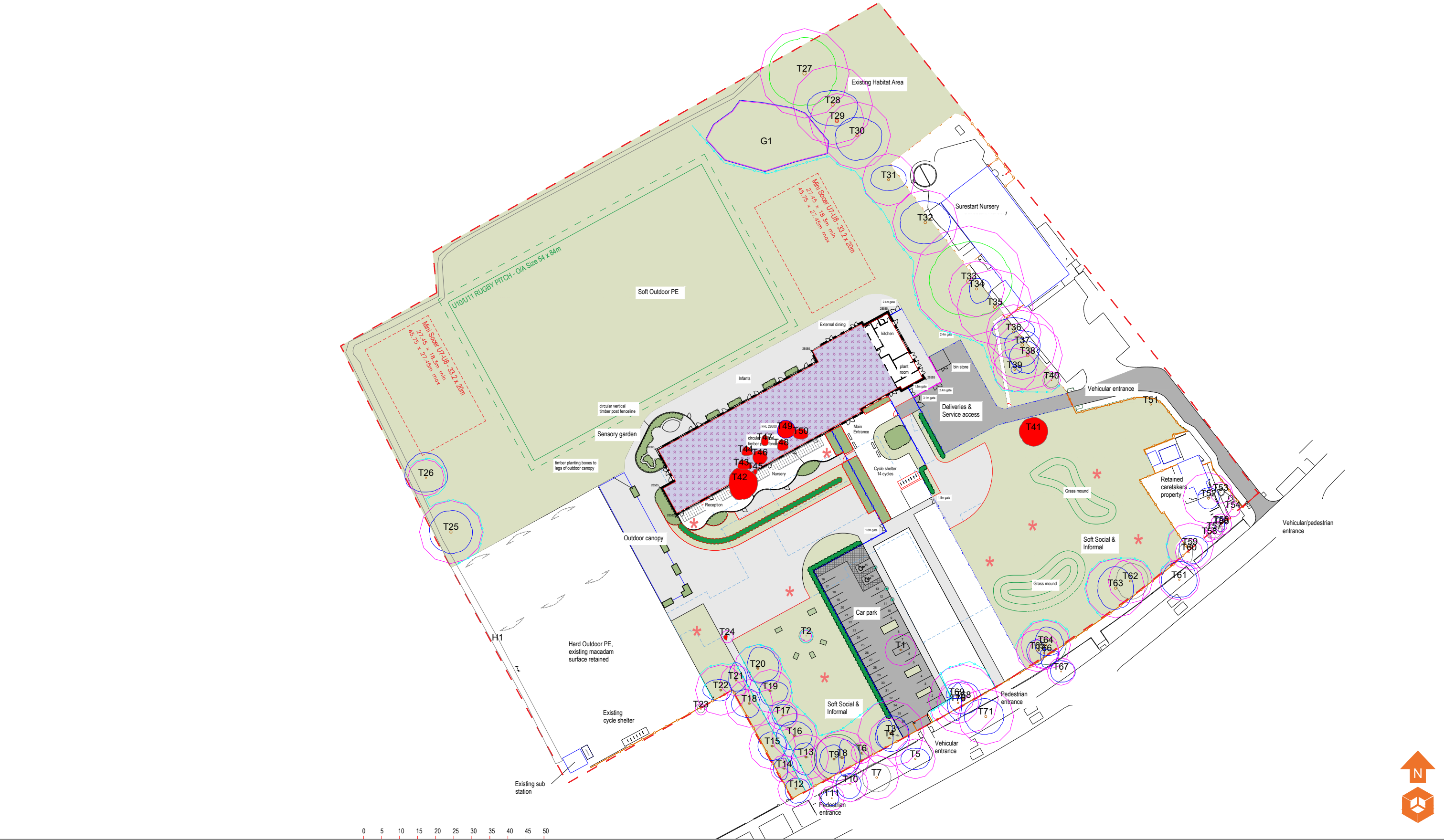
Environmental Engineering
Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

Drawing Title:

Tree Constraints Plan

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APPENDIX IV TREE IMPACTS & PROTECTION PLAN



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



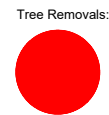
Those Unsuitable for Retention:

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



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 Appended Temporary Protective Fencing Specification



- Tree Removals:**
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:



Tree Protective Fencing:



Notes:

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P1	REVA	12.04.2023	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Tibury Douglas
Construction
Ltd

Job Title:

Sandilands
Primary
School,
Manchester

Job No:

81-240

Drawing No:

001

Date:

12.04.2023

Scale:

1:1000 @ A3

Drawing Title:

Tree Impacts & Protection Plan



Environmental Engineering
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Taylor Road, Trafford Park
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Website: www.e3p.co.uk

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