



Arboricultural Impact Assessment

Plus Tree Survey

**Ev0 Building, Didsbury
Bruntwood Works**

Report reference: AR-5143-01
July 2022

Report Title:	Arboricultural Impact Assessment Ev0 Building, Didsbury Bruntwood Works
Report Reference:	AR-5143-01
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Tree Survey including Tree Constraints Plan DR-5143-01
Tree Protection Plan DR-5143-02

Summary Statement

The site is located in West Didsbury to the South of Manchester. The existing site consists of a car park and greenspace within a technology park.

The application site is located in West Didsbury to the South of Manchester, approximately 4.4 miles from the city centre. The site's north-east boundary joins buildings occupied by Siemens; the south east boundary joins a private hospital complex; the west and north west is bound by Princess Road and the east is bound by a housing development on Kensal Drive.

The tree survey revealed a total of eighty two individual trees, four groups of trees and three hedges. Of these, eight trees were identified as retention category 'B', seventy six trees/groups were identified as retention category 'C' and five trees were identified as retention category 'U'. There were no retention category 'A' trees identified.

This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-5143-01 and Tree Survey AR-5143-01.

The planning application is seeking permission for a new office led building in keeping with the original technology park including associated infrastructure, mainly car parking and formal landscaping.

A plan has been provided by the client to enable an impact assessment of the proposed works on the existing relevant trees within the Site.

Introduction

Purpose of the report

1. This report has been commissioned to provide professional independent, detailed arboricultural advice on relevant trees present at land off Princess Road, Didsbury, Manchester.
2. Plans have been provided by the architect/client to enable an impact assessment of the proposed works on the existing relevant trees within the Site.

Impact Schedule

The following schedule identifies the individual tree and its retention category with the main feature(s) of the proposed works likely to cause an impact. The tree references are shown on the tree constraints plan and the tree protection plan. Any mitigation measures are noted.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T1	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Landscaping should not involve digging within the RPA.
T2	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T3	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T4	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T5	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T6	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T7	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T8	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T9	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T10	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T11	Beech	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T12	Beech	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T13	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T14	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Landscaping should not involve digging within the RPA.
T15	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T16	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T17	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T18	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T19	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T20	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T21	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T22	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T23	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T24	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T25	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T26	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T27	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Landscaping should not involve digging within the RPA.
T28	Beech	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T29	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T30	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T31	Robinia	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T32	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T33	Birch	C1	Proposed widening of road	Remove	Mitigation planting on site.
T34	Pine	C1	Proposed widening of road	Remove	Mitigation planting on site.
T35	Sweet Chestnut	B1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T36	Sweet Chestnut	B1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T37	Sweet Chestnut	B1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Landscaping should not involve digging within the RPA.
T38	Sweet Chestnut	B1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T39	Sweet Chestnut	B1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T40	Sweet Chestnut	B1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
G41	Hawthorn	C2	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T42	London Plane	C1	Proposed widening of road	Remove	Mitigation planting on site.
T43	Birch	U	-	-	Remove for arboricultural reasons
T44	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T45	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T46	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T47	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Landscaping should not involve digging within the RPA.
T48	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T49	Birch	U	-	-	Remove for arboricultural reasons
T50	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T51	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T52	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Landscaping should not involve digging within the RPA.
T53	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T54	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T55	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T56	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T57	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T58	Birch	U	-	-	Remove for arboricultural reasons
T59	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T60	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T61	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T62	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T63	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T64	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T65	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T66	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T67	Birch	U	-	-	Remove for arboricultural reasons
T68	Birch	U	-	-	Remove for arboricultural reasons
T69	Pine	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T70	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T71	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T72	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
H73	Beech, Hawthorn, Rowan, Whitebeam, Hornbeam, Oak, Field Maple, Alder	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
H74	???	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
H75	???	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T76	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
					Landscaping should not involve digging within the RPA.
T77	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T78	Birch	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T79	London Plane	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T80	Robinia	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
T81	Robinia	C1	Proposed car park	Remove	Mitigation planting on site
T82	Robinia	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T83	London Plane	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
T84	Robinia	C1	Proposed car park	Remove	Mitigation planting on site
T85	London Plane	C1	None	Retain	Tree protection in line with BS 5837:2012. Care must be taken when/if working under the canopy. Landscaping should not involve digging within the RPA.
G86	Birch, London Plane, Cherry, Ash, Pine, Sycamore	B2	None	Retain	No fencing required

Tree ref.	Species	Retention category	Proposal feature	Impact	Mitigation
G87	London Plane, Norway Maple, Beech, Robinia, Poplar, Lime, Horse Chestnut	B2	None	Retain	Tree protection in line with BS 5837:2012. Landscaping should not involve digging within the RPA.
G88	London Plane	C2	Proposed unit	Remove	Mitigation planting on site
T89	Fir	C1	Proposed unit	Remove	Mitigation planting on site

Implications for retained trees

Tree protection

3. Trees and tree groups should be protected from unwanted damage during construction works with temporary tree protection barriers. The barriers should be erected to the outer edge of the tree canopy or the edge of the RPA, whichever is the furthest away from the tree, unless otherwise indicated on the Tree Protection Plan.
4. Tree protection barriers should be the default specification for protective barrier, Figure 2, BS 5837: 2012 Trees in relation to design, demolition and constructions – Recommendations. Where Site circumstances prevent the use of the default barrier, an alternative specification would be recommended by the project arboriculturist with agreement of the local planning authority. The recommended locations for tree protective barriers are shown in Tree Protection Plan.
5. All-weather notices should be attached to the barrier with words such as: “Construction exclusion zone – no access”.
6. Where facilitation access is authorised within the RPA temporary ground protection should be installed prior to work starting on Site. The temporary ground protection should be capable of supporting the weight of any traffic/machinery

using the Site without being distorted or causing compaction to the ground. It is recommended that the ground of the possible Site compound/storage area is covered in temporary ground protection to minimise soil damage by compaction and conserve soil health through to post-construction planting in this area.

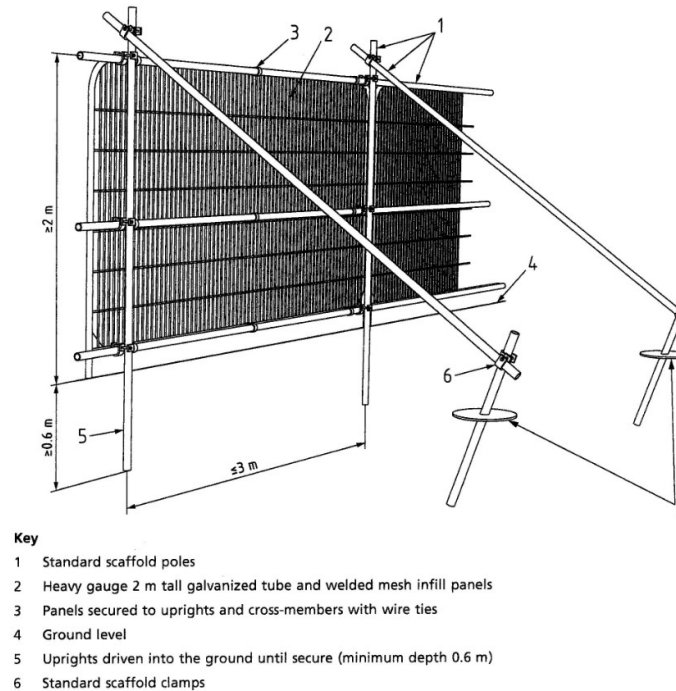


Figure 1

Tree work

7. Where pruning work is necessary and authorised to roots or branches of retained trees to enable facilitation works, it should be carried out by a competent contractor in accordance with BS 3998: 2010 Tree Works – Recommendations.

Drainage and utilities

8. Drainage and utilities are expected to be included within the proposed Site works and should not involve digging or trenching within RPA's.

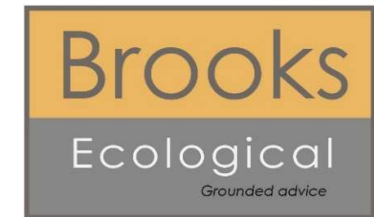
Ground level changes

9. It is our understanding that no ground level changes are required within the root protection area of any tree on this site.

Trees to be removed

10. One small and six individual trees are expected to be removed to facilitate the development.

Tree Survey



Tree Survey

**Ev0 Building, Didsbury
Bruntwood Works**

Report reference: AR-5143-01
July 2022

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APPENDIX 1: DR-5143-01 TREE CONSTRAINTS PLAN

Summary Statement

The site is located in West Didsbury to the South of Manchester. The existing site consists of a car park and greenspace within a technology park.

The application site is located in West Didsbury to the South of Manchester, approximately 4.4 miles from the city centre. The site's north-east boundary joins buildings occupied by Siemens; the south east boundary joins a private hospital complex; the west and north west is bound by Princess Road and the east is bound by a housing development on Kensal Drive.

The tree survey revealed a total of eighty two individual trees, four groups of trees and three hedges. Of these, eight trees were identified as retention category 'B', seventy six trees/groups were identified as retention category 'C' and five trees were identified as retention category 'U'. There were no retention category 'A' trees identified.

This report should be read in conjunction with the attached Tree Constraints Plan Ref: DR-5143-01.

Introduction

Purpose of the report

11. This report has been commissioned to provide professional independent, detailed arboricultural advice on all relevant trees present at land off Princess Road, Didsbury, Manchester.
12. This report has been undertaken in accordance with BS 5837:2012 Trees in relation to construction – Recommendations.
13. The client has provided a topographical plan.
14. All findings and recommendations are based on visual observations conducted from ground level during the Site visit only. No other diagnostic procedures were used to establish any extent of internal decay nor was a climbing inspection undertaken.
15. All measurements were obtained with the use of a clinometer and an electronic distometer. On occasion it is not viable to provide accurate measurements due to restricted access or other mitigating circumstances on site, and the data may be estimated.

Legal implications of work to trees

16. Due to the potentially large penalties for illegally carrying out work to protected trees, it is recommended that a check with the local planning authority is carried out prior to any tree works being undertaken and any required consents such as for work to trees with Tree Preservation Orders and/or Conservation Areas are obtained before work to trees on site. Additionally, work to trees at certain times of the year may contravene sections of the Wildlife and Countryside Act regarding nesting and roosting of protected species.
17. Every tree owner has a general duty of care to ensure their tree(s) does not pose an unacceptable risk to other people on or adjacent to their land. The landowner will only be liable for injury or damage caused by trees if they are found to be negligent.

18. There is no legal obligation for a tree owner to cut back growth from a neighbouring property. However, under Common law of tort of nuisance, an affected neighbour has the right to cut back roots or branches that encroach onto a neighbouring property back to the boundary of the land owned by the person abating the nuisance without the neighbour's consent (with the exception of TPO's or CA's). The person abating the nuisance has a duty to exercise reasonable care in carrying out work as a failure to do so may lead to liability in negligence (for example where removal of roots makes a tree unstable).

Site description

19. The site is located in West Didsbury to the South of Manchester. The existing site consists of a car park and greenspace within a technology park.
20. The application site is located in West Didsbury to the South of Manchester, approximately 4.4 miles from the city centre. The site's north-east boundary joins buildings occupied by Siemens; the south east boundary joins a private hospital complex; the west and north west is bound by Princess Road and the east is bound by a housing development on Kensal Drive. The trees surveyed are predominantly young specimens around car parking with more mature specimens grouped to the west of the site.
21. The wider landscape is dominated by residential and commercial development of West Didsbury and the Greater Manchester area.



Red Line Boundary

Survey conditions

22. The trees were surveyed in bright, clear conditions on 14th July 2022.

Tree data abbreviations and survey methodology

T	Tree	GL	Ground level
G	Tree group	MS	Multi-stemmed
H	Hedge	AFP	Access facilitation pruning

OSB	Outside Site boundary	Ave	Average dimension
#/est	Estimated dimension	Typ	Typical dimension
N	North	E	South
S	South	W	West
Min	Minimum	Lwr	Lower
adj	Adjacent	Ht	Height

23. The trees were assessed visually from ground level. Where access to a tree is restricted this is noted in the schedule.
24. The tree reference numbers refer to the attached Tree Constraints Plan (TCP) references. The trees were not tagged for this survey.
25. The tree species is listed by common name in the schedules, with a key to scientific names below:

Common name	Botanical name	Common name	Botanical name
Alder (common)	<i>Alnus glutinosa</i>	Goat willow	<i>Salix caprea</i>
Alder (grey)	<i>Alnus incana</i>	Hawthorn	<i>Crataegus monogyna</i>
Apple	<i>Malus domestica</i>	Hazel	<i>Corylus avellana</i>
Aspen	<i>Populus tremula</i>	Holly	<i>Ilex aquifolium</i>
Ash	<i>Fraxinus excelsior</i>	Hornbeam	<i>Carpinus betulus</i>
Beech	<i>Fagus sylvatica</i>	Larch	<i>Larix decidua</i>
Birch (silver)	<i>Betula pendula</i>	Lime (common)	<i>Tilia x europaea</i>
Birch (downy)	<i>Betula pubescens</i>	Lime (small-leaved)	<i>Tilia cordata</i>
Chestnut (sweet)	<i>Castanea sativa</i>	Maple (field)	<i>Acer campestre</i>
Chestnut (horse)	<i>Aesculus hippocastanum</i>	Maple (Norway)	<i>Acer platanoides</i>
Cherry (wild)	<i>Prunus avium</i>	Poplar (black)	<i>Populus nigra</i>
Cherry (bird)	<i>Prunus padus</i>	Oak (sessile)	<i>Quercus petraea</i>
Cherry (Japanese)	<i>Prunus serrulata</i>	Oak (pendunculate)	<i>Quercus robur</i>
Leyland Cypress	<i>X Cupressocyparis leylandii</i>	Rowan/mountain ash	<i>Sorbus aucuparia</i>
Elm (English)	<i>Ulmus procera</i>	Sycamore	<i>Acer pseudoplatanus</i>

Elm (wych)

Ulmus glabra

Weeping willow
Whitebeam (Swedish)Salix chrysocoma
Sorbus intermedia

26. Measurement of the existing height above ground level of the first significant branch and the direction of growth and the height of the canopy. This informs ground clearance, crown/stem ratio and shading.
27. The stem/trunk diameter is measured with a diameter tape at 1.5m from ground level around the stem for single stem trees and for multi-stemmed trees and other variants in accordance with Annex C of the British Standard. Where access restricts measurement of the tree, an estimate has been made, denoted by '#'.
28. Canopy spread is measured with an electronic distometer. The close-spacing of some of the trees impeded measurements of canopy spread and height and estimates were made.
29. The age of the tree is based on the typical longevity of the particular tree species. The age classes are: young (Y), semi-mature (SM), early mature (EM), mature (M), over-mature (OM) and veteran (V).
30. The physiological condition of the tree is an assessment of its likely health, vigour and stress. The classes for physiological condition are: good, fair, poor and dead.
31. Structural condition includes tree form, visible defects, irregularities and influencing factors.
32. Preliminary management recommendations note work (with prior approval where necessary) to promote the health and longevity of the tree and/or improve safety and/or increase habitat potential.
33. The life expectancy (life exp.) is the estimated remaining contribution in years, (<10, 10+, 20+, 40+).
34. The retention category (ret cat) for each tree is assessed in accordance with BS 5837: 2012 Table 1, summarised as below:

Category A

Trees of high quality with an estimated remaining life expectancy (ERC) of at least 40 years. Green canopy outline on plan.

Category B

Trees of moderate quality with an estimated ERC of at least 20 years. Blue canopy outline on plan.

Category C	Trees of low quality with an ERC of at least 10 years, OR young trees with a stem diameter below 150mm. Grey canopy outline on plan.
Category U	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. Trees unsuitable for retention. Dark red canopy outline on plan.

35. Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'mainly arboricultural value'

Sub-category 2 trees are those with 'mainly landscape value'

Sub-category 3 trees are those with 'mainly cultural or conservation value'.

36. The root protection area (RPA) in m² is for layout purposes and indicates the 'minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority'. The RPA is calculated in accordance with BS 5837: 2012 Annex D. Where Site features are likely to have distorted the typical RPA, a polygon of the same area is estimated on plan to reflect a more realistic shape, in accordance with the British standard.

Tree data

37. The following schedule contains the tree data obtained on site:

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T1	Birch	Y	4	2	45	N 1 E 1 S 1 W 1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T2	Birch	Y	6	2.5	100	N 1.2 E 1.2 S 1.2 W 1.2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T3	Pine	Y	3	0+	80	N 1.3 E 1.3 S 1.3 W 1.3	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T4	Pine	Y	5	1.7	100	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T5	Birch	Y	7	2	60	N 0.8 E 0.8 S 0.8 W 0.8	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T6	Pine	Y	5	1.7	120	N 1.7 E 1.7 S 1.7 W 1.7	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T7	Birch	Y	5	2.5	40	N 1 E 1 S 1 W 1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T8	Pine	Y	4	0+	60	N 1 E 1 S 1 W 1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T9	Birch	Y	7	1.7	100	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T10	Pine	Y	4	0.5	70	N 1.6 E 1.6 S 1.6 W 1.6	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T11	Beech	Y	5	2	80	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T12	Beech	Y	6.5	2	95	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T13	Pine	Y	4	0+	70	N 1.3 E 1.3 S 1.3 W 1.3	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T14	Pine	Y	5	1.6	90	N 1.7 E 1.7 S 1.7 W 1.7	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T15	Birch	Y	6	2	90	N 2.1 E 2.1 S 2.1 W 2.1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T16	Pine	Y	3	0+	60	N 1.1 E 1.1 S 1.1 W 1.1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T17	Birch	Y	6	2	60	N 1.2 E 1.2 S 1.2 W 1.2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T18	Birch	Y	8	2.5	80	N 1.6 E 1.6 S 1.6 W 1.6	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T19	Pine	Y	4.5	1.2	75	N 1.2 E 1.2 S 1.2 W 1.2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T20	Birch	Y	8	2	65	N 1.9 E 1.9 S 1.9 W 1.9	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T21	Birch	Y	4	2	45	N 1 E 1 S 1 W 1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T22	Birch	Y	6	0.5	80	N 1.4 E 1.4 S 1.4 W 1.4	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T23	Birch	Y	9	2.5	90	N 1.4 E 1.4 S 1.4 W 1.4	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T24	Pine	Y	6	1.7	85	N 2.4 E 2.4 S 2.4 W 2.4	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T25	Birch	Y	7	2	70	N 1.8 E 1.8 S 1.8 W 1.8	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T26	Pine	Y	4	0.5	50	N 1.2 E 1.2 S 1.2 W 1.2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T27	Pine	Y	7.5	1.7	95	N 2.1 E 2.1 S 2.1 W 2.1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T28	Beech	Y	7	2	80	N 2.5 E 2.5 S 2.5 W 2.5	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T29	Birch	Y	4	2.2	40	N 1.2 E 1.2 S 1.2 W 1.2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T30	Birch	Y	8	2.5	100	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T31	Robinia	Y	7	1.2	80	N 2.3 E 2.3 S 2.3 W 2.3	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T32	Birch	Y	7	2	100	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T33	Birch	Y	7	2	95	N 1.7 E 1.7 S 1.7 W 1.7	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T34	Pine	Y	6	1.5	130	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T35	Sweet Chestnut	M	12	2	460	N 4.3 E 4.3 S 4.3 W 4.3	G	Single vertical stem with a balanced canopy. Minor deadwood. Minor basal epicormic growth. Overhanging road. No major visible defects.	No action required.	40+	B1
T36	Sweet Chestnut	M	7	2	265	N 3.2 E 3.2 S 3.2 W 3.2	G	Single vertical stem with a balanced canopy. Minor deadwood. Minor basal epicormic growth. Overhanging road. No major visible defects.	No action required.	40+	B1
T37	Sweet Chestnut	M	7	2.5	210	N 2.6 E 2.6 S 2.6 W 2.6	G	Single vertical stem with a balanced canopy. Minor deadwood. Minor basal epicormic growth. Overhanging road. No major visible defects.	No action required.	40+	B1
T38	Sweet Chestnut	M	12	2.5	510	N 4.2 E 4.2 S 4.2 W 4.2	G	Single vertical stem with a balanced canopy. Bark wound to NE @ 1-1.4M. Overhanging road. Overhanging car park.	Monitor.	40+	B1
T39	Sweet Chestnut	M	12	2.5	445	N 5.5 E 5.5 S 5.5 W 5.5	G	Single vertical stem with a balanced canopy. Overhanging road. Overhanging car park. No major visible defects.	No action required.	40+	B1
T40	Sweet Chestnut	M	10	2.5	270	N 2.9 E 2.9 S 2.9 W 2.9	G	Single vertical stem with a balanced canopy. Overhanging road. Overhanging car park. No major visible defects.	No action required.	40+	B1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
G41	Hawthorn	Y	<4.5	2	<80	See plan	G	Maintained border hedge. No major visible defects.	No action required.	40+	C2
T42	London Plane	Y	6	2	125	N2.4 E 2.4 S 2.4 W 2.4	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T43	Birch	Y	NA	NA	NA	NA	D	Deceased.	Remove.	NA	U
T44	Birch	Y	7	2	100	N 2.3 E 2.3 S 2.3 W 2.3	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T45	Pine	Y	6	1.7	100	N 2.1 E 2.1 S 2.1 W 2.1	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T46	Birch	Y	7	1.8	85	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T47	Pine	Y	3	0+	70	N 1.3 E 1.3 S 1.3 W 1.3	G	Single leaning stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T48	Pine	Y	3.5	0+	# 70	N 1.5 E 1.5 S 1.5 W 1.5	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T49	Birch	NA	NA	NA	NA	NA	D	Deceased.	Remove.	NA	U
T50	Birch	Y	8	2	95	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T51	Pine	Y	4.5	1.7	130	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T52	Birch	Y	7	2.5	90	N 1.5 E 1.5 S 1.5 W 1.5	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T53	Birch	Y	77	2.5	90	N 1.9 E 1.9 S 1.9 W 1.9	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T54	Pine	Y	6	1.5	100	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T55	Birch	Y	8	2.5	105	N 2.5 E 2.5 S 2.5 W 2.5	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T56	Pine	Y	5	1.8	135	N 1.8 E 1.8 S 1.8 W 1.8	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T57	Pine	Y	4	1.5	140	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. No major visible defects.	No action required.	40+	C1
T58	Birch	NA	NA	NA	NA	NA	D	Deceased.	Remove.	NA	U

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T59	Birch	Y	8	2.5	90	N 1.8 E 1.8 S 1.8 W 1.8	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T60	Pine	Y	5	1.8	140	N 1.5 E 1.5 S 1.5 W 1.5	G	Single leaning stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T61	Pine	Y	4	0+	80	N 1.7 E 1.7 S 1.7 W 1.7	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T62	Birch	Y	8	3	80	N 1.7 E 1.7 S 1.7 W 1.7	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T63	Birch	Y	8	3	80	N 1.5 E 1.5 S 1.5 W 1.5	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T64	Pine	Y	3	0+	70	N 1.2 E 1.2 S 1.2 W 1.2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T65	Pine	Y	3	0+	70	N 1.2 E 1.2 S 1.2 W 1.2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T66	Birch	Y	7	2	70	N 1.4 E 1.4 S 1.4 W 1.4	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T67	Birch	NA	NA	NA	NA	NA	D	Deceased.	Remove.	NA	U
T68	Birch	NA	NA	NA	NA	NA	D	Deceased.	Remove	NA+	U
T69	Pine	Y	3	1.2	90	N 1.7 E 1.7 S 1.7 W 1.7	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T70	Birch	Y	6.5	2.5	75	N 1 E 1 S 1 W 1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T71	Birch	Y	7	2	90	N 1.5 E 1.5 S 1.5 W 1.5	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T72	Birch	Y	4.5	2.5	50	N 1 E 1 S 1 W 1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
H73	Beech, Hawthorn, Rowan, Whitebeam, Hornbeam, Oak, Field Maple, Alder	Y	>2	0+	<80	See plan	G	Decorative border/ carpark screening.	No action required.	40+	C1
H74	???	Y	1.2	0+	<50	See plan	G	Decorative border/ carpark screening.	No action required.	40+	C1
H75	???	Y	1.2	0+	<50	See plan	G	Decorative border/ carpark screening.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T76	Birch	Y	4	2.5	40	N 1 E 1 S 1 W 1	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T77	Birch	Y	7	2	90	N 2.3 E 2.3 S 2.3 W 2.3	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T78	Birch	Y	8	2	90	N 2.3 E 2.3 S 2.3 W 2.3	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T79	London Plane	Y	8	2.2	90	N 1.9 E 1.9 S 1.9 W 1.9	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects. Small Rowan, Hawthorn & Hornbeam adjacent.	No action required.	40+	C1
T80	Robinia	Y	6	1.2	105	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T81	Robinia	Y	5	1.8	100	N 2 E 2 S 2 W	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physiological	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
T82	Robinia	Y	5	2	100	N 2.8 E 2.8 S 2.8 W 2.8	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T83	London Plane	Y	5	2.5	90	N 1.5 E 1.5 S 1.5 W 1.5	F	Single vertical stem with a balanced canopy. Tree support. Possible minor dieback in lower canopy.	No action required.	20+	C1
T84	Robinia	Y	6	2	100	N 2.6 E 2.6 S 2.6 W 2.6	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects.	No action required.	40+	C1
T85	London Plane	Y	6	2	80	N 1.5 E 1.5 S 1.5 W 1.5	G	Single vertical stem with a balanced canopy. Tree support. No major visible defects. Bird box on stem.	No action required.	40+	C1
G86	Birch, London Plane, Cherry, Ash, Pine, Sycamore	SM	>12	1+	<280	See plan	G	Boundary group around carpark. Overhanging boundary. Overhanging car park. No major visible defects. Situated on adjacent land.	No action required.	40+	B2

Ref	Species	Life stage	Ht (m)	Can Ht (m)	Stem diam (mm)	Canopy spread (m)	Physio logical	Structural condition	Recommendations	Life exp. (yrs)	Ret cat
G87	London Plane, Norway Maple, Beech, Robinia, Poplar, Lime, Horse Chestnut	M	>18	0+	>450	See plan	G	Single vertical stem with a balanced canopy. Within and outside fenced boundary. No major visible defects.	No action required.	40+	B2
G88	London Plane	Y	<5	1.5+	<100	See plan	G	Growing adjacent to a building within Green-tech tree pits. No major visible defects.	No action required.	40+	C2
T89	Fir	EM	6.5	0+	# 160	N 2 E 2 S 2 W 2	G	Single vertical stem with a balanced canopy. Fairly lights within canopy. No major visible defects.	No action required.	40+	C1

Findings

Tree descriptions and recommendations

38. The tree survey revealed a total of eighty two individual trees, four groups of trees and three hedges. Of these, eight trees were identified as retention category 'B', seventy six trees/groups were identified as retention category 'C' and five trees were identified as retention category 'U'. There were no retention category 'A' trees identified. Please refer above for retention category and definition criteria.

39. It has been recommended that tree T38 is monitored annually to assess if its condition is still acceptable a significant bark wound has been noted.
40. Those trees which overhang the public footpaths or public highways, shall require future maintenance to maintain clearance heights for vehicular or pedestrian traffic. These heights should be 5.6m above a road and 2.5m above a footpath.



Figure 1: A view looking S across the site from the northern boundary.



Figure 2: G87, an attractive group of mature trees located to the W of the site along Princess Road.



Figure 3: G88, young London Plane trees located in the SW of the site.



Figure 4: T35-T40 located along an access road in the SE of the site.

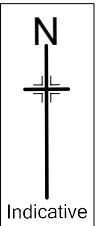


Figure 5: T43, a deceased Birch in the foreground.



Figure 6: A view of trees located in the NE of the site.

DR-5143-01 Tree Constraints Plan



Brooks

Ecological

Grounded advice

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DR-5143-01 TREE CONSTRAINTS PLAN

Site:Ev0 Building, Didsbury.

Paper Size: A2

Scale: 1:1000

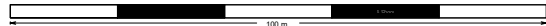
BS 5837: 2012 Retention Categories

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U

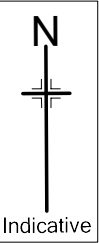
	ROOT PROTECTION AREA
	TREE STEM

Please note:
The plan is for guidance only
and should not be scaled from.

The original of this drawing was produced
in colour - a monochrome copy should not be
relied upon.



DR-5143-02 Tree Protection Plan



Brooks

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Grounded advice

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DR-5143-02 - TREE PROTECTION PLAN

Site: Ev0 Building, Didsbury.

Paper Size: A1

Scale: 1:1000

	TREE TO RETAIN
	TREE TO REMOVE
	PROTECTIVE FENCING IN LINE WITH BS 5837:2012

	ROOT PROTECTION AREA
	TREE STEM

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relied upon.

