

**ARBORICULTURAL BS5837:2012 SURVEY
AND REPORT FOR DEVELOPMENT
PURPOSES**

**at
218 Bury New Road
Manchester
Greater Manchester
M8 8DY**

Client:

Northern Quarter Properties Ltd

Client Address:

Unit 3 116 Broughton Lane
Salford
Greater Manchester
M7 1UF

JCA Ref:

18384/AJB

JCA Limited

Arboricultural & Ecological Consultants

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 JCA Limited has been instructed by **Northern Quarter Properties Ltd** to survey the trees at **218 Bury New Road, Manchester**, and prepare the findings in a report.
- 1.1.2 This report provides detailed, independent, arboricultural advice on the trees in the context of potential development, conducted in accordance with the guidelines contained within BS5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*' (BS5837:2012).
- 1.1.3 This report will categorise the trees in accordance with the British Standard, which will help guide the design of potential development in terms of constraints and opportunities related to trees, and provide details of which trees should be retained and which could be removed.
- 1.1.4 Once a proposed development scheme has been formalised, the full implications for trees should be assessed within an Arboricultural Impact Assessment (AIA).

1.2 Terms of Reference

- 1.2.1 For this purpose, a topographical survey has been supplied, which forms the basis for the Tree Constraints Plan at **Appendix 5**. The topographical survey, along with all other documents supplied to JCA, is assumed to be correct. No checking of such documents will be undertaken and JCA cannot be held responsible for incorrect data supplied by other parties.

1.3 Tree Survey Details and Methodology

- 1.3.1 The survey took place during May 2022 and was conducted by **Andrew Bussey LANTRA Accredited PTI**.
- 1.3.2 During this survey, all trees were inspected from ground level. Further investigations, such as a climbed inspection or a decay detection survey, have not been undertaken but may be recommended where deemed appropriate.
- 1.3.3 Only those trees within the site boundary with a stem diameter above 75mm have been included. Where applicable, trees outside the site boundary, but close enough to be affected by a proposed development, are also included.
- 1.3.4 Tree data was collected in accordance with **Sections 4.4 and 4.5** of BS5837: 2012. Full details of all trees surveyed are recorded in the tables at **Appendix 1** which can be cross referenced with the Tree Constraints Plan at **Appendix 5**. A full explanation of the tables can be found at **Appendix 2**.

- 1.3.5 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, due to restricted access or other mitigating circumstances, measurements were estimated to the best ability of the surveyor. Where measurements have been estimated, these are clearly highlighted at **Appendix 1** with a '#' symbol.

2. Status of the Trees

- 2.1 A check was made with **Manchester City Council. Council** in May 2022 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.
- 2.2 We are informed that no trees within our survey are subject to any Tree Preservation Orders (TPO) and the site is not located within a Conservation Area.
- 2.3 However, prior to any works being undertaken to trees, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3. Tree Survey Details

3.1 Tree Retention Categories

- 3.1.1 Below is a summary of the surveyed vegetation with retention categories identified in accordance with BS5837: 2012. For a full explanation of the retention categories, please refer to **Appendix 2 (Section A2.3)**.

Retention Category	Trees	Groups	Hedges	Woodlands	Totals
A	0	0	0	0	0
B	4	0	0	0	4
C	5	5	0	0	10
U	0	0	0	0	0
Totals	9	5	0	0	14

- 3.1.2 As a general rule, those trees listed as retention category 'A' or retention category 'B' are the most valuable items of vegetation and as such the removal of these is likely to be met with resistance by the Local Planning Authority (LPA).

- 3.1.3 Those items listed as retention category 'C' are of lesser value and the removal of these is generally less likely to be met with resistance by the LPA.
- 3.1.4 The above information should guide the design in terms of which trees could be removed and which trees should be retained. However, due to changing attitudes with regards to environmental awareness, it should be noted that all trees are considered to have value. As such, it is advised that as many trees as possible be retained, regardless of their BS5837: 2012 retention category status. The retention of trees is further advised to avoid the need to plant replacement specimens, which are usually required to be planted on a 2:1 or 3:1 ratio, and due to their ecological value, which will be assessed as linear habitat units within Biodiversity Metric 3.1.

3.2 Recommended Work for Arboricultural Reasons

- 3.2.1 No tree works are required under the current context of the site.

4. Tree Related Design Advice

- 4.1 The location of each tree is plotted on the Tree Constraints Plan at **Appendix 5**. The canopy spread of each surveyed item is colour coded as follows; Retention Category A: **Green**, Retention Category B: **Blue**, Retention Category C: **Grey**, Retention Category U: **Red**. The associated Root Protection Area (RPA) is also shown in **Gold**.
- 4.2 In order to enable the survival of trees shown to be retained within any proposals, encroachment into the canopy of the tree and/or its RPA should be avoided wherever possible. This relates to not just the location of new buildings, but also to the location of new areas of hard standing, proposed utility routes and any ground level changes (both excavations and soil piling). Where this is not possible, specialist construction methods and materials will need to be used.
- 4.3 Where information is available, the water demand of each tree is provided at **Appendix 1**, in accordance with NHBC Standards 2019 chapter 4.2. 'Building near trees'. The water demand of trees can affect adjacent structures, and this is therefore included to inform foundation design, depth and the proximity of proposed structures to trees.
- 4.4 Retained trees will require adequate protective measures during development. Such measures typically entail temporary protective fencing, installed to the full extent of the RPA. Where this is not entirely possible, ground protection may also comprise part of the protective measures. This includes a compaction reducing construction detail which enables a degree of construction traffic over/within the RPA.
- 4.5 As the RPAs of the trees will require fencing off as a protection measure, this should be brought into consideration when planning such things as access routes and material storage during development. It is accepted that in some cases it is not entirely possible to completely avoid the RPA or canopy lines within a new development. The consulting arboriculturalist should therefore be made aware of any such incursions to make comment and, where possible, advise on mitigation actions. Such details should be contained within an Arboricultural Implications Assessment (AIA).
- 4.6 No material storage is permitted within the RPA of retained trees unless confirmed to be acceptable by the consulting arboriculturalist. The exact details and location of protective measures should be included within an Arboricultural Method Statement (AMS).
- 4.7 The position of the site compound is a major consideration. It is recommended that this, which typically includes the site office, facilities, toilets, storage of materials and parking, is located away from trees and outside the RPA.
- 4.8 Any shade that may be cast by the retained trees must also be considered. Where buildings are to be positioned within the shade cast area of trees, these should be designed in order to maximise light levels.

- 4.9 If a landscape planting scheme is proposed, consideration must be made at the planning stage as to where this is to be implemented on site. Such locations should be protected in order to prevent soil compaction and/or contamination and should therefore form part of the Construction Exclusion Zone.
- 4.10 Once the development proposals are finalised, the implications of this design on the existing trees should be assessed within an Arboricultural Implications Assessment (AIA).

5. Summary

- 5.1 The trees at **218 Bury New Road, Manchester**, have been surveyed in accordance with BS5837: 2012 in order to provide independent advice relating to the constraints posed by trees to the potential development of the site.
- 5.2 General tree related advice to assist the design proposals has been provided in **Section 4**, which should be used in conjunction with the Tree Constraints Plan at **Appendix 5**.
- 5.3 Upon provision of specific proposals, site-specific advice should be given with regards to the impact on trees. In accordance with **Section 5.4 of BS 5837: 2012**, the next stage should be the preparation of an **Arboricultural Impact Assessment (AIA)**, which will illustrate and discuss the impact of the proposals on the trees.
- 5.4 The data gained during the survey provides an indication of the health of the trees. However, it does not enable a comprehensive assessment of their condition over time. Trees are living organisms which are affected by many factors including weather conditions, diseases/disorders, light levels and human activities. Due to this, this report is only valid for a period of 1 year from the date of issuing. Should an update or revision of this report be required outside of this time period, JCA may require a further site visit to ensure that the condition of the trees has not significantly changed. It is advised that the trees are inspected regularly, in the interests of risk management.

Appendices

Tree Ref.	Age Common Name Botanical Name	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 1	Semi-mature Common Ash <i>Fraxinus excelsior</i>	8	0	0 n/a	8 x 4 Avg.	2.5 2.5 1 2.5	Not shown on the topographical plan provided. Multi-stemmed at ground level with an unbalanced crown.	No action required. n/a	GOOD	GOOD	LOW	MOD	20+	C 1
T 2	Semi-mature Common Alder <i>Alnus glutinosa</i>	6	0	0 n/a	12	2.3 2.3 2.3 2.3	Not shown on the topographical plan provided. Single-stemmed and vertical with a balanced crown.	No action required. n/a	GOOD	GOOD	LOW	MOD	40+	C 1
T 3	Early-mature Silver Maple <i>Acer saccharinum</i>	13	2	3 n/a	55	5 5.5 2 5	Single-stemmed and vertical with an unbalanced crown. Occasional pruning wounds. No major visible defects. Epicormic growth at the base.	No action required. n/a	GOOD	GOOD	MOD	MOD	40+	B 1
T 4	Early-mature Silver Maple <i>Acer saccharinum</i>	16	2	2.5 n/a	45	6.5 6 4 6	Multi-stemmed at 4.5m with a balanced crown. No evidence of significant pruning. No major visible defects. Epicormic growth at the base.	No action required. n/a	GOOD	GOOD	MOD	MOD	40+	B 1
T 5	Early-mature Silver Maple <i>Acer saccharinum</i>	13	2	2.5 n/a	46	5.5 4 4 6.5	Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. Crossing branches noted. Epicormic growth at the base.	No action required. n/a	GOOD	GOOD	MOD	MOD	40+	B 1
T 6	Early-mature Silver Maple <i>Acer saccharinum</i>	13	2.5	5 n/a	39	2.5 2 5 6	Single-stemmed and vertical with an unbalanced crown. Occasional pruning wounds, some with minor decay. Occluding wound to the stem. Epicormic growth at the base.	No action required. n/a	GOOD	GOOD	MOD	MOD	40+	B 1
T 7	Semi-mature Goat Willow <i>Salix caprea</i>	7	0	0 n/a	16	3 2.5 3 3	Not shown on the topographical plan provided. Single-stemmed and vertical with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required. n/a	GOOD	GOOD	LOW	HIGH	40+	C 1
G 8	Young to semi-mature Common Ash <i>Fraxinus excelsior</i>	To 6	0+	0+ n/a	To 7	See plan	Not shown on the topographical plan provided. Self-seeded trees with die-back noted.	No action required. n/a	GOOD	GOOD	LOW	MOD	10+	C 2
G 9	Semi to early-mature Mixed species <i>Details in observations</i>	To 10	0+	0+ n/a	To 20	See plan	Not shown on the topographical plan provided. Approximately nine self-seeded trees (Downy Birch, Goat Willow, Elder and Buddleia) of low value.	No action required. n/a	FAIR	GOOD	LOW	LOW TO HIGH	20+	C 2
G 10	Semi to early-mature Mixed species <i>Details in observations</i>	To 11	0+	0+ n/a	To 25#	See plan	Not shown on the topographical plan provided. Two trees (Rowan and Sycamore) of a reasonable form.	No action required. n/a	GOOD	GOOD	LOW	MOD	20+	C 2

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations Priority	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 11	Early-mature Goat Willow <i>Salix caprea</i>	10	0	0 n/a	20 x 3 Avg.	5 5 2.5 5	Not shown on the topographical plan provided. Multi-stemmed at ground level with an unbalanced crown.	No action required. n/a	GOOD	GOOD	LOW	HIGH	20+	C 1
G 12	Semi-mature Downy Birch <i>Betula pubescens</i>	To 11	0+	0+ n/a	To 15	See plan	Not shown on the topographical plan provided. Self-seeded trees of a low value.	No action required. n/a	GOOD	GOOD	LOW	LOW	40+	C 2
T 13	Semi-mature Common Ash <i>Fraxinus excelsior</i>	8	0	0 n/a	20	2.3 2.3 2.3 2.3	Single-stemmed and vertical with a balanced crown.	No action required. n/a	GOOD	GOOD	LOW	MOD	20+	C 1
G 14	Young to semi-mature Mixed species <i>Details in observations</i>	To 10	0+	0+ n/a	To 15	See plan	Not shown on the topographical plan provided. Self-seeded Common Alder, Common Ash and Downy Birch of a low value.	No action required. n/a	GOOD	GOOD	LOW	LOW TO MOD	40+	C 2

Appendix 2: Explanation of Tree Descriptions

A2.1 Measurements/ Reference Information

- A2.1.1 *REF NUMBER*. All items surveyed are allocated a reference number preceded with a letter, identifying the type of vegetation surveyed: T = an individual tree, G = a group of trees or an area of vegetation, W = woodland, H = a hedgerow.
- A2.1.2 *SPECIES: COMMON AND BOTANICAL NAME*. The common and botanical names of the species present are noted. If the species is not clear or identifiable, then a general common name and genus will be noted.
- A2.1.3 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, over-mature, veteran or dead.
- A2.1.4 *HEIGHT* of the tree is measured in metres from the stem base to the top of the crown.
- A2.1.5 *CROWN HEIGHT* is an indication of the height above ground level at which the crown begins.
- A2.1.6 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; diameter measurements are taken for each stem. If more than five stems are present, an average stem diameter is taken. If for whatever reason it is not practical to measure multiple-stemmed trees in this way, the diameter is measured close to ground level, just above the root buttress.
- A2.1.7 *CROWN SPREAD* is measured from the centre of the stem base to the tips of the branches to all four cardinal points.
- A2.1.8 *HEIGHT AND DIRECTION OF LOWEST BRANCH*. The height and direction of the lowest significant branch is noted because of potential issues relating to clearances and the need for tree pruning.
- A2.1.9 *NHBC WATER DEMAND*. The water demand of each tree, as listed in NHBC Standards 2010 Chapter 4.2 'Building near trees'. This is included to aid structural engineers, architects and other members of the design team as it determines foundation depth and other considerations with regard to trees.

A2.2 Evaluations

- A2.2.1 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health and vitality of the tree and takes into account vigour, presence of disease and dieback.
- A2.2.2 *STRUCTURAL CONDITION* is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.
- A2.2.3 *LIFE EXPECTANCY* is classed as; Dead, less than 10 years, 10+ years, 20+ years, or 40 + years. This is an indication of the minimum number of years before removal of the tree is likely to be required.
- A2.2.4 *AMENITY VALUE*. A general indication is given in respect to the amenity/landscape value of the tree/group within the surrounding area.
- A2.2.5 *PRIORITIES*. A priority rating is given concerning the time periods in which the recommended works should be undertaken. LOW priority works should be undertaken within 12 months of the survey, MOD (moderate) priority works should be undertaken within 6 months and HIGH priority works should be completed as soon as practically possible. If no works are recommended, N/A (not applicable) will be used.

A2.3 Retention Categories

A2.3.1 *A = Trees of high quality.*

These trees will be shown in **green** on the Tree Constraints Plan and are of high quality and value with a good life expectancy (usually with an estimated remaining life expectancy of 40 years).

A2.3.2 *B = Trees of moderate quality.*

These trees will be shown in **blue** on the Tree Constraints Plan, are of moderate quality and value with a reasonable life expectancy (usually with an estimated life expectancy of at least 20 years).

A2.3.3 *C = Trees of lower quality.*

These trees will be shown in **grey** on the Tree Constraints Plan are of low quality and value but which are in adequate condition to remain or are young trees with a stem diameter below 15cm (usually with an estimated life expectancy of at least 10 years).

A2.3.4 Trees categorised as retention category 'A', 'B' or 'C' are then justified by being further divided into 3 subcategories:

- 1 = Mainly arboricultural qualities.
- 2 = Mainly landscape qualities.
- 3 = Mainly cultural values, including conservation value.

Appendix 3: General Guidelines

- A3.1 All tree work should be undertaken to BS 3998: 2010 '*Recommendations for tree work*' or other recognised industry practice.
- A3.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.
- A3.3 This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed therein.
- A3.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- A3.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.
- A3.6 It is advisable to have trees inspected by an arboricultural consultant on a regular basis.

Appendix 4: Author Qualifications

Principal Consultant and Managing Director

Jonathan Cocking *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

Technical Director

Toby Thwaites *BSc (Hons), HND (Arboriculture), MArborA.* Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

Operations Director

Charles Cocking *FdSc (Arboriculture), MArborA.* Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

Consulting Staff: Arboriculture

Andrew Bussey. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

Emily Wilde *FdSc (Arboriculture).* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

Mick Eltringham *ND (Forestry).* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

Dan Kemp *FdSc (Arboriculture).* Dan joined JCA with nearly 30 years' experience in arboriculture. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

Ryan Bateman *BSc (Hons), FdSc (Arboriculture), TechArborA.* Ryan joined JCA in 2020 after working as a Lecturer on the Foundation Degree in Arboriculture at Askham Bryan College in York. Ryan has both practical skills, NPTC qualifications and theoretical knowledge and owned his own contracting business prior to, and whilst working as a lecturer.

Luke Wickham *FdSc (Arboriculture and Urban Forestry).* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

Hazel Irving *FdSc (Arboriculture and Urban Forestry).* Hazel joined JCA in 2022 after obtaining her Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. She has previously worked in the horticulture industry, volunteered with the National Trust and Yorkshire Arboretum and completed the 2021 student research internship at the RHS Wisley Plant Health Centre.

Scott Hincks *City & Guilds (Forestry).* Scott joined JCA in January 2022 and brings 25 years of tree management experience. He has worked as an Arborist operating in the Utility and Domestic areas, including working for Network Rail, Northern Electricity board, Canal & River Trust, National Trust, Housing Associations and Local Authorities. Scott has many NPTC certificates in practical Arboriculture and volunteers his time and skills to the Woodland Trust.

Consulting Staff: Ecology

Adam West, Principal Ecologist *BSc (Hons) Animal and Wildlife Management*. Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

Megan Brown, Graduate Ecologist *MSc Zoo Conservation Biology, BSc (Hons) Zoology*. Megan joined JCA in 2021 after completing her master's degree in Zoo Conservation Biology from Manchester Metropolitan University. After graduating from Newcastle University with First Class Honours in Zoology, Megan joined a local survey group and now has over two years of experience in conducting ecological surveys across a variety of habitat types and taxa. She is continuing to broaden her survey experience at JCA while applying her knowledge, identification and report writing skills to her role as a Graduate Ecologist.

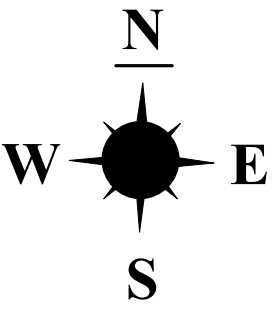
Audrey Bourdais Paull, Graduate Ecologist *BSc (Hons) Zoology*. Audrey joined JCA in 2022 after graduating in Zoology from the University of Leeds. Audrey volunteered for many years with various wildlife conservation and rescue organisations, as well as working on various projects to develop a variety of field survey techniques, report writing and data analysis skills. Audrey is looking forward to developing her ecology consultancy experience with JCA, as well as combining her previous dog training and detection work with ecology to expand into ecology detection dogs.

Helen Chambers, Seasonal Ecologist *MSc by Research in Environmental Studies, BSc (Hons) Wildlife Conservation with Zoo Biology*. Helen joined JCA in 2022 after completing her master's by research degree at the University of Salford. In 2019 Helen graduated with First Class Honours BSc Wildlife Conservation with Zoo Biology, where she gained theoretical knowledge of, and practical experience with, wildlife monitoring and wildlife legislation. She is hoping to further develop her ecological surveying and report writing skills at JCA.

Administrative Staff

Catherine Cocking Accounts Manager.
Kelly Saunders Accounts Assistant.

Lorraine Spink Administrative Assistant.
Lisa Beedham Marketing Manager.

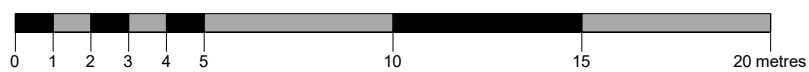


Root Protection Area: RPA

THE ROOT PROTECTION AREA SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.



NB: THE LOCATIONS OF T1, T2, T7, G8, G9, G10, T11, G12 AND G14 MUST BE TREATED AS INDICATIVE AS THESE ITEMS OF VEGETATION WERE NOT SHOWN ON THE TOPOGRAPHICAL PLAN PROVIDED.

THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 18384/AJB)

Appendix 5: Tree Constraints Plan

ADDRESS: 218 Bury New Road, Manchester, Greater Manchester, M8 8DY.
JCA REF: 18384/AJB

SCALE : 1:200

PAPER SIZE : A1

SURVEYED BY: AJB

DRAWN BY: AJB

APPROVED BY: ME

BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES

Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.

	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.



Andrew Bussey *LANTRA Accredited PTI.*

13th June 2022

For and on behalf of *JCA Ltd*

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- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

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