



# **Arboricultural Impact Assessment Overview**

in Relation to Proposed Development at



**Plots 2 & 3, Angel Square,  
Manchester, M60 0AG**

Prepared by:

**Bowland**   
Tree Consultancy Ltd

June 2022

# ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW PLOTS 2 & 3, ANGEL SQUARE, MANCHESTER

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# ARBORICULTURAL IMPACT ASSESSMENT OVERVIEW PLOTS 2 & 3, ANGEL SQUARE, MANCHESTER

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## **PROJECT DETAILS**

**Project No.:** BTC2511

**Site:** Plots 2 & 3, Angel Square, Manchester, M60 0AG

**Agent:** Gardiner & Theobald LLP

**Council:** Manchester City Council

**Survey Date:** 17 June 2022

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

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

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

**Date of Issue:** 23 June 2022

**Version No:** 1

## **DISCLAIMER**

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

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

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

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

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

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

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT |  |                                                                    |  |  |  |  |  |
|-----------------------------------------------------------|--|--------------------------------------------------------------------|--|--|--|--|--|
| Site:                                                     |  | Plots 2 & 3, Angel Square, Manchester, Greater Manchester, M60 0AG |  |  |  |  |  |
| Agent for Client:                                         |  | Gardiner & Theobald LLP                                            |  |  |  |  |  |

|                |                                       |
|----------------|---------------------------------------|
| Surveyor:      | Joseph Lambert BSc(Hons) FdSc MArborA |
| Survey Date:   | 21 June 2022                          |
| Job Reference: | BTC2511                               |

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| No. | Species         | Height | Stem Diam.                       | Branch Spread                    | Branch & Canopy Clearances | Life Stage | PC | General Observations and Comments                                                                                                                                                                                                                                                                                           | Management Recommendations                                                                                                                                                                                                                                                                                                                                                                                | ERC | Cat. Grade | RPA (m²) | RPA Radius (m) |
|-----|-----------------|--------|----------------------------------|----------------------------------|----------------------------|------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------|----------------|
| T1  | Common Ash      | 9.5    | 310                              | N 4.5<br>E 4.5<br>S 5<br>W 4.5   | 2<br>1.5                   | EM         | G  | <ul style="list-style-type: none"> <li>Evident recent grading of ground with in rooting area with potential for root damage.</li> <li>Ivy clad stem restricted detailed inspection.</li> <li>No symptoms of colonisation by Ash Dieback Disease at time of survey.</li> </ul>                                               | <ul style="list-style-type: none"> <li>Remove tree in order to construct development as proposed.</li> <li>Compensate for loss through replacement tree planting of suitable species in new location as component of detailed landscaping scheme. NB: The provision of new tree planting can be assured through the imposition of a suitably worded condition attached to a planning approval.</li> </ul> | 20+ | B1         | 43       | 3.72           |
| T2  | Sycamore        | 12     | 200                              | N 5.5<br>E 5.5<br>S 5.5<br>W 5.5 | 0<br>2                     | EM         | G  | <ul style="list-style-type: none"> <li>Multi-stemmed from ground level and located within earth banking between two parking areas on different levels.</li> <li>Evident recent grading of ground with in rooting area with potential for root damage.</li> </ul>                                                            | <ul style="list-style-type: none"> <li>Remove tree in order to construct development as proposed.</li> <li>Compensate for loss through replacement tree planting of suitable species in new location as component of detailed landscaping scheme. NB: The provision of new tree planting can be assured through the imposition of a suitably worded condition attached to a planning approval.</li> </ul> | 20+ | B1         | 145      | 6.79           |
| T3  | Leyland Cypress | 12     | 1x350<br>1x120<br>1x100<br>(ms)# | N 3.5<br>E 3.5<br>S 3.5<br>W 3.5 | 1<br>2                     | SM         | G  | <ul style="list-style-type: none"> <li>Located within area of construction works and subsequently not accessed to inspect in detail and viewed from north approximately 10m away.</li> <li>Multiple stems from 1m height with evident tight included bark unions.</li> </ul>                                                | <ul style="list-style-type: none"> <li>Remove tree in order to construct development as proposed.</li> <li>Compensate for loss through replacement tree planting of suitable species in new location as component of detailed landscaping scheme. NB: The provision of new tree planting can be assured through the imposition of a suitably worded condition attached to a planning approval.</li> </ul> | 10+ | C1         | 66       | 4.6            |
| T4  | 1no. Apple      | 5.5    | 160                              | N 1<br>E 2<br>S 2.5<br>W 2       | 2<br>1                     | SM         | G  | <ul style="list-style-type: none"> <li>Located in landscaped border of publically accessible open space.</li> <li>Moderately significant stem lean to south from ground level and past partial root plate failure, likely after initial planting.</li> <li>Not projected to be impacted by proposed development.</li> </ul> | <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                     | 10+ | C1         | 12       | 1.92           |

#### Headings and Abbreviations:

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

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT |  |                                                                    |  |  |  |  |  |
|-----------------------------------------------------------|--|--------------------------------------------------------------------|--|--|--|--|--|
| Site:                                                     |  | Plots 2 & 3, Angel Square, Manchester, Greater Manchester, M60 0AG |  |  |  |  |  |
| Agent for Client:                                         |  | Gardiner & Theobald LLP                                            |  |  |  |  |  |

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| Surveyor:      | Joseph Lambert BSc(Hons) FdSc MArborA |
| Survey Date:   | 21 June 2022                          |
| Job Reference: | BTC2511                               |

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| No. | Species                                                    | Height  | Stem Diam.               | Branch Spread |       | Branch & Canopy Clearances | Life Stage | PC  | General Observations and Comments                                                                                                                                                                                                                                                                                                                                                                                  | Management Recommendations                                                                                                                                                                                                                                                                                                                                                                                         | ERC | Cat. Grade | RPA (m²) | RPA Radius (m) |
|-----|------------------------------------------------------------|---------|--------------------------|---------------|-------|----------------------------|------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------|----------------|
| T5  | Himalayan Birch                                            | 3       | 60                       | N             | 1     | N/A<br>1.2                 | Y          | G   | ▪ Single tree, which is part of wider group G5 but evidently smaller and less well established.<br>▪ Not projected to be impacted by proposed development.                                                                                                                                                                                                                                                         | ▪ N/A                                                                                                                                                                                                                                                                                                                                                                                                              | 10+ | C1         | ≤<br>2   | ≤<br>0.72      |
|     |                                                            |         | E                        | 1             |       |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | S             | 1     |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | W             | 1     |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
| G1  | 1no. Goat Willow, 1no. Sycamore                            | ≤<br>10 | ≤<br>1x220<br>1x180 (ts) | N             | ≤ 4   | N/A<br>≤ 0.5               | SM         | G   | ▪ Very closely spaced pair located within earth banking between two parking areas on different levels.<br>▪ Evident recent grading of ground with in rooting area with potential for root damage and evident ground level alterations.<br>▪ Ground level evidently raised around stems and graded.<br>▪ Willow suppressed by Sycamore to north and has mechanical stem abrasion on south west side at 1.5m height. | ▪ Remove group in order to construct development as proposed.<br>▪ Compensate for loss through replacement tree planting of suitable species in new location as component of detailed landscaping scheme. NB: The provision of new tree planting can be assured through the imposition of a suitably worded condition attached to a planning approval.                                                             | 10+ | C1         | ≤<br>37  | ≤<br>3.41      |
|     |                                                            |         |                          | E             | ≤ 4.5 |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | S             | ≤ 4.5 |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | W             | ≤ 4.5 |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
| G2  | Acacia, Austrian Pine, Birch, Cedar, Sweet Gum, Tulip Tree | ≤<br>7  | ≤<br>120                 | N             | ≤ 2   | N/A<br>≥ 2.5               | Y          | G-D | ▪ Young trees located in slightly raised landscaped borders.<br>▪ Rooting area likely to be confined to planting areas.<br>▪ One Birch and one Pine are dead, shown with red stems on TCP.                                                                                                                                                                                                                         | ▪ Remove two Austrian Pines in order to construct development as proposed. NB: One Pine tree is evidently dead (see TIP).<br>▪ Compensate for loss through replacement tree planting of suitable species in new location as component of detailed landscaping scheme. NB: The provision of new tree planting can be assured through the imposition of a suitably worded condition attached to a planning approval. | 10+ | C2         | ≤<br>7   | ≤<br>1.44      |
|     |                                                            |         |                          | E             | ≤ 2   |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | S             | ≤ 2   |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | W             | ≤ 2   |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
| G3  | 3no. Sweet Gum                                             | ≤<br>8  | ≤<br>140                 | N             | ≤ 1   | 2<br>≥ 2                   | Y          | M/G | ▪ Moderately spaced linear group in landscaped area.<br>▪ Tree located to south has minor twig dieback.                                                                                                                                                                                                                                                                                                            | ▪ Remove group in order to construct development as proposed.<br>▪ Compensate for loss through replacement tree planting of suitable species in new location as component of detailed landscaping scheme. NB: The provision of new tree planting can be assured through the imposition of a suitably worded condition attached to a planning approval.                                                             | 20+ | C1         | ≤<br>9   | ≤<br>1.68      |
|     |                                                            |         |                          | E             | ≤ 1   |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | S             | ≤ 1   |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | W             | ≤ 1   |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
| G4  | approx. 11no. Apple                                        | ≤<br>3  | ≤<br>60                  | N             | ≤ 0.5 | N/A<br>≥ 1                 | Y          | G-D | ▪ Two groups of young trees in wildflower bank with stakes and ties.<br>▪ One tree in southern group is evidently dead.                                                                                                                                                                                                                                                                                            | ▪ Remove group in order to construct development as proposed.<br>▪ Compensate for loss through replacement tree planting of suitable species in new location as component of detailed landscaping scheme. NB: The provision of new tree planting can be assured through the imposition of a suitably worded condition attached to a planning approval.                                                             | 10+ | C1         | ≤<br>2   | ≤<br>0.72      |
|     |                                                            |         |                          | E             | ≤ 0.5 |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | S             | ≤ 0.5 |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |
|     |                                                            |         |                          | W             | ≤ 0.5 |                            |            |     |                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                    |     |            |          |                |

| TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT ASSESSMENT |  |                                                                    |  |  |  |  |  |
|-----------------------------------------------------------|--|--------------------------------------------------------------------|--|--|--|--|--|
| Site:                                                     |  | Plots 2 & 3, Angel Square, Manchester, Greater Manchester, M60 0AG |  |  |  |  |  |
| Agent for Client:                                         |  | Gardiner & Theobald LLP                                            |  |  |  |  |  |

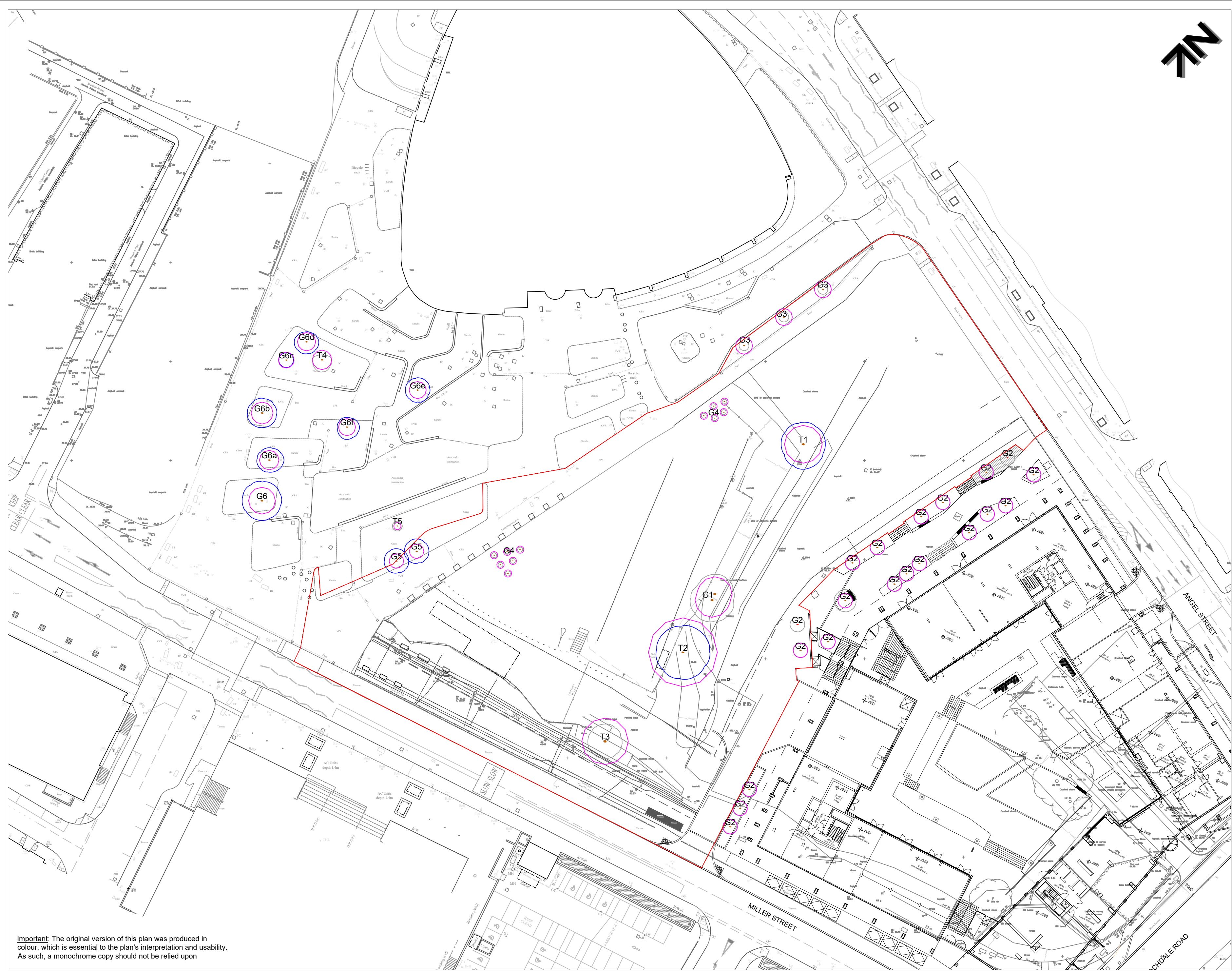
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|----------------|---------------------------------------|
| Surveyor:      | Joseph Lambert BSc(Hons) FdSc MArborA |
| Survey Date:   | 21 June 2022                          |
| Job Reference: | BTC2511                               |

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| No. | Species                                                                         | Height | Stem Diam. | Branch Spread                            | Branch & Canopy Clearances | Life Stage | PC | General Observations and Comments                                                                                                                                                                                   | Management Recommendations                                                                                                                                                                                                                                                                                                                                                                                 | ERC | Cat. Grade | RPA (m²) | RPA Radius (m) |
|-----|---------------------------------------------------------------------------------|--------|------------|------------------------------------------|----------------------------|------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------|----------------|
| G5  | 2no. Himalayan Birch                                                            | ≤ 7    | ≤ 120      | N ≤ 2.5<br>E ≤ 2.5<br>S ≤ 2.5<br>W ≤ 2.5 | N/A ≥ 1.5                  | SM         | G  | <ul style="list-style-type: none"> <li>Pair of trees in landscaped area.</li> </ul>                                                                                                                                 | <ul style="list-style-type: none"> <li>Remove group in order to construct development as proposed.</li> <li>Compensate for loss through replacement tree planting of suitable species in new location as component of detailed landscaping scheme. NB: The provision of new tree planting can be assured through the imposition of a suitably worded condition attached to a planning approval.</li> </ul> | 20+ | B2         | ≤ 7      | ≤ 1.44         |
| G6  | 2no. Acacia,<br>2no. Sargent Cherry,<br>2no. Tibetan Cherry,<br>1no. Crab Apple | ≤ 7.5  | ≤ 220      | N ≤ 4<br>E ≤ 4<br>S ≤ 4<br>W ≤ 4         | 2 ≥ 1.5                    | SM         | G  | <ul style="list-style-type: none"> <li>Group of ornamental plantings within various landscaped borders of publicly accessible open space.</li> <li>Not projected to be impacted by proposed development.</li> </ul> | <ul style="list-style-type: none"> <li>N/A</li> </ul>                                                                                                                                                                                                                                                                                                                                                      | 20+ | B2         | ≤ 22     | ≤ 2.64         |

**BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment**

| Category and definition                                                                                                                                                                                                                  | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       | Identification on plan |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Trees unsuitable for retention (see Note)                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |
| <b>Category U</b><br><br>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                                                            | <ul style="list-style-type: none"><li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li></ul> <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       | Red                    |
|                                                                                                                                                                                                                                          | 1. Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2. Mainly landscape qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3. Mainly cultural values, including conservation                                                                                     |                        |
| Trees to be considered for retention                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |
| <b>Category A</b><br><br>Trees of high quality with an estimated remaining life expectancy of at least 40 years                                                                                                                          | Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features                                                                                                                                                                                                                                                                                                                                                                                                    | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) | Green                  |
| <b>Category B</b><br><br>Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.                                                                       | Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality | Trees with clearly identifiable conservation or other cultural benefits                                                               | Blue                   |
| <b>Category C</b><br><br>Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm | Trees not qualifying in higher categories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit                                                                                                                                                                                                                                                                                                                            | Trees with very limited conservation or other cultural benefits                                                                       | Grey                   |
|                                                                                                                                                                                                                                          | Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                       |                        |



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

**KEY**

T = Individual Tree  
G = Group of Trees

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

**Tree Categorisations:**

Those to be Considered for Retention:

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

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

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

Those Considered Unsuitable for Retention:

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

Note: The locations of group G4 and several trees within G2 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where not possible, estimation. As such, the locations of these trees and the locations and extents of the groups cannot therefore be considered to be entirely accurate

**Root Protection Areas (RPAs):**

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

**Project:**  
PLOTS 2 & 3  
ANGEL SQUARE  
MANCHESTER  
GREATER MANCHESTER  
M60 0AG

**Agent for Client:**  
GARDINER & THEOBALD LLP

**Title:**  
**TREE CONSTRAINTS PLAN**  
in Relation to Proposed Development

Scale: 1:500@A2  
Date: June 2022  
Drawn by: MM & CB  
Checked by: JL

**Bowland**

Tree Consultancy Ltd

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Ref: BTC2511-TCP

Rev:



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Note 1: The locations of group G4 and several trees within G2 were not included on the topographical survey plan provided, and were subsequently plotted by the arboriculturist at the time of the survey using GPS and, where possible, measurement from existing site features or, where not possible, estimation. As such, the locations of these trees and the locations and extents of the groups cannot therefore be considered to be entirely accurate

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

**Root Protection Areas (RPAs):**

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

**Tree Planting:**

Approximate Locations for Suggested New Tree Planting with Trees of Appropriate Species. NB: Specific Numbers, Species and Locations of New Trees should be Specified in a Landscape Proposals Plan, the Provision of which Should be Agreed with the Applicable Local Planning Authority

**Project:**  
PLOTS 2 & 3  
ANGEL SQUARE  
MANCHESTER  
GREATER MANCHESTER  
M60 0AG

**Agent for Client:**  
GARDINER & THEOBALD LLP

**Title:**  
**TREE IMPACT PLAN**  
in Relation to Proposed Development

Scale: 1:500@A2  
Date: June 2022  
Drawn by: MM & JL  
Checked by: JL

**Bowland**

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Ref: BTC2511-TIP      Rev: