

Arboricultural Impact Assessment



**Tyler
Grange**

MIX Manchester – Phase 1
26th March 2026

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Section 1: Introduction

Table 1: Overview and Summary

Purpose of report:	This Arboricultural Impact Assessment (AIA) has been prepared by Tyler Grange on behalf of Airport City Limited Partnership ('the applicant') in support of a hybrid planning application. Following the recommendations of the British Standard¹, this report includes the necessary arboricultural information to support the Hybrid Planning Application. It demonstrates that the impact, both direct and indirect, of the proposal, has been assessed and where appropriate, mitigation and tree protection may be required.
Site description:	The site extends to 12.016ha (4.566ha for the Detailed Element and 7.45ha for the Outline Element). The western parcel currently comprises actively used JetParks 1 car parking and taxi terminal, with dense shelterbelt woodland bordering the northern, southern and western perimeters. The eastern portion of the site comprises open mixed grassland/ scrubland with a small car parking area on disused land and a pedestrian walkway which connects the JetParks 1 to the airport via the Ringway Road West crossing point. The site is bound to the north by Thorley Lane and Enterprise Way and to the south and southwest by the M56 slip road. See Figure 1 overleaf.
Application type and description:	Hybrid Planning Application seeking: 1) Full planning permission for development of mid-tech units (Use Class E.g. (i, ii, iii)) and multi-storey car park (Use Class Sui Generis), alongside ancillary commercial uses (Class E) with associated access, servicing, public realm and landscaping. 2) Outline planning permission for development of a range of uses (comprising Use Class E.g., B2, C1) alongside a Multi-Storey Car Park (Use Class Sui Generis) and ancillary commercial uses (Class E), with associated access, servicing, public realm and landscaping. All matters reserved for future determination save for primary access.
Local Planning Authority (LPA):	Manchester City Council (MCC).
Planning policies relating to arboricultural features:	Policy JP-G7 of 'Places for Everyone' (PfE) Joint Development Plan for Greater Manchester Combined Authority. Policy EN3 from the Draft Manchester Local Plan (emerging policy). See Appendix 1 for full policy details.
Report Summary:	A total of 27no. individual Category C trees require removal to facilitate the Detailed Element of the development. For the Outline Element, a total of 6no. individual trees (comprising 1no. Category A, 3no. Category B, and 2no. Category C) are expected to require removal, along with the partial loss of a Category A woodland (42% loss by canopy area) and a Category B group (28% by canopy area).

¹BS5837:2012 Trees in relation to design, demolition and construction- Recommendations, London: British Standards Institute



None of the trees, groups or woodland proposed for removal are subject to a Tree Preservation Order, nor are of veteran status. The removals are considered localised and are expected to cause a temporary reduction in canopy cover and amenity benefits at the site. Widespread tree planting opportunities are demonstrated across the site which are expected to reinstate lost woodland canopy cover via a re-distribution and inclusion of mixed planting types. This is anticipated to provide net enhancements to the site's tree population in terms of species and age-class diversity, and canopy connectivity, especially across the development components internally. A total of 146no. new individual trees are accommodatable amongst the Detailed Element of this application, demonstrating compliance with emerging policy EN3 and policy JP-G7 and the 2:1 replacement tree ratio (as it relates to the total quantity of individual trees proposed for removal). Tree planting for the Outline Element will be confirmed at the Reserved Matters stage.

Collectively, it is projected that the lost canopy cover caused by the removals will be re-established, with overall improvements to the quality of the treescape, especially long-term as the replacement planting matures and provides greater arboricultural and multi-functional benefits. Securing sufficient mixed new landscaping and individual tree planting is subject to detailed landscape plans which can be produced at subsequent stages.

Selective pruning to retained trees which form new woodland or group edges may be required. No features of the Proposed Development within the Detailed Element are required inside Root Protection Areas (RPAs). Confirmation of potential additional pruning and works within RPAs, relating to the Outline Element will be subject to further assessment work at latter planning stages. The development is considered suitable from an arboricultural perspective, subject to appropriate impact mitigation measures and precautionary construction considerations within latter stages.

An Arboricultural Method Statement (AMS) is recommended to be secured by planning condition subject to consent of this Hybrid Planning Application to detailed necessary tree protection measures required to safeguard the health of retained trees and woodland during all development phases.



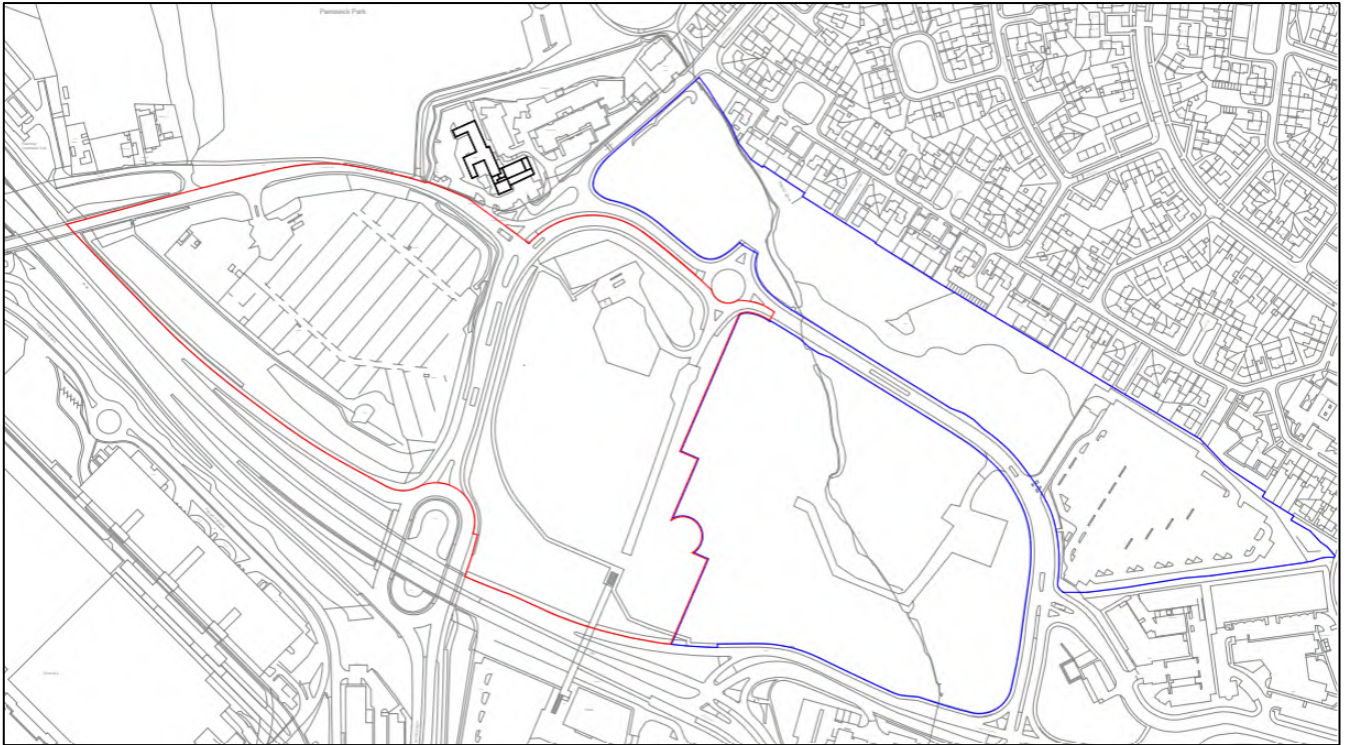


Figure 1: Site Location Plan (Ref: 7092-SRA-ZZ-ZZ-DR-A-02010) showing site location, the extent of the Hybrid Planning Application boundary (red line) and wider applicant ownership (blue line).

Section 2: Arboricultural Baseline

Table 2: Survey Summary

Survey approach:	The tree survey was completed by a suitably qualified Arboricultural Surveyor of Tyler Grange on the 6 th of January 2026. The survey was completed in accordance with BS5837. A measured topographical survey was used to identify the location of trees and their surrounding context.
Survey findings:	Findings for each of the trees surveyed are detailed in the Tree Survey Schedule (See Appendix 3). This provides a tabulated record of the trees surveyed, including reference numbers, species composition, tree dimensions, life stage, physiological and structural condition, and the arboricultural value of each survey entry. Tree quality category gradings are assigned as detailed in Appendix 2.
Survey mapping:	The distribution of the trees surveyed is illustrated on the Tree Constraints Plan (see Plan 1) together details of their constraints to new development in accordance with BS5837, including, tree quality gradings ² , Root Protection Areas (RPAs) ³ , tree canopy spreads ⁴ and tree shading ⁵ .

Table 3: Tree related Designations

Designation Type	TG Tree Reference Number(s)
Tree Preservation Order ⁶	None
Conservation Area ⁷	None
Ancient Woodland ⁸	None
Other Woodland Habitat ⁹	None

² The arboricultural value of surveyed features under the criteria shown at Appendix 1. Allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.

³ a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

⁴ Dimensions of the trees crown spread and clearance from ground level.

⁵ Shade cast by existing trees which may affect the availability of sunlight and daylight within a new development.

⁶ A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the any works and damage to trees (with some exceptions) without the local planning authority's written consent. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁷ Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', 6 weeks before carrying out certain work on such trees, unless an exception applies. More information can be found online <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

⁸ Ancient woods are areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for ancient woodland on or adjacent to a site.

⁹ Spatial data of woodlands identified under the Priority Habitat Inventory (England) Published by Natural England. The Magic Maps website <https://magic.defra.gov.uk/MagicMap.aspx> has been used to search for woodland on or adjacent to a site.



Section 3: Arboricultural Impact Assessment

Tree Retention and Removal

- 3.1. This Arboricultural Impact Assessment has been undertaken to address the Outline and Detailed Elements of this Hybrid Planning Application in relation to existing trees.
- 3.2. This assessment is based on a composite overlay of the TCP and the Illustrative Masterplan (Ref: 7092-SRA-ZZ-ZZ-DR-A-02050), which highlights the illustrative building plots (Outline Element) and the proposed building footprints within the Detailed Element. This Masterplan is based on the maximum developable area shown on the Development Plot Parameter Plan (Ref: 7092-SRA-ZZ-ZZ-DR-A-02040), included at Appendix 5. The Tree Retention & Removal Plan (TRRP) is included as Plan 2 in this report.
- 3.3. Trees to be retained and removed are shown on the TRRP. Table 4a and 4b below detail the tree removals required to facilitate the full and outline components of the development, respectively.

Table 4a: Tree removals to facilitate the Detailed Element of the Proposed Development.

Tree ID	BS5837 Category	Description of Loss
G1	C	Loss of up to 27no. individual trees which are young, of low quality and value and newly planted (some are self-seeded). Although the proposed building footprints of plots A1, A2 and E1 do not encompass these trees, the removal of some or all of them may be required to facilitate the incidental landscaping and tree planting, as illustrated on the Illustrative Masterplan (Ref: 3223-PLA-XX-XX-DR-L-0002, P07), included as Appendix 6.
G3, T4, G5, G6		
		This assessment considers the worst-case scenario where all 27no. trees are lost, which is not expected to cause major reductions to canopy cover or the quality of the treescape, given these trees are small and offer limited arboricultural amenity. Any of these trees which can be retained during development construction should be considered as an added bonus to contribute within the collective landscape improvements as demonstrated.

Table 4b: Expected tree removals to facilitate the Outline Element of the Proposed Development.

Tree ID	BS5837 Category	Description of Loss
T16	A	Removal to facilitate the footprint of the illustrative building plot F2.
W13	A	Partial loss of the boundary shelterbelt woodland group by approximately 42% equating to approximately 6900m ² of canopy cover area loss. This loss would be required to facilitate the footprints of the illustrative building plots F1, F2, and the associated internal

		access (turning circle), and depot areas adjoining the plots. A construction clearance zone of 5m has been accounted for, as offset from the development footprints and shown on the TRRP. This assessment represents a worst-case scenario and the exact % loss of woodland will be confirmed at the Reserved Matters stage. Since the proposed woodland loss is spread across the entire southwestern boundary, impacts to arboriculture amenity and screening are expected to be reduced as the woodland will remain connected despite being thinner in parts. It is anticipated that the current benefits of the woodland as a boundary screen and shelterbelt will be minorly impacted owing to the majority which can be retained (~58% be canopy area) and providing new woodland edge planting measures are maximised in available space surrounding the development. This was discussed on site with the Tree Officer during a pre-application meeting and no arboricultural reasons for objecting to this extent of woodland loss were raised.
T17, T18, T19	B	Loss of 3no. individual trees (1no. Oak and 2no. Birch), located to edge of W13, to facilitate the depot areas adjoining illustrative building plots F1 and F2.
G9	B	Partial loss of the roadside boundary group by approximately 28% equating to approximately 440m ² of canopy cover area loss. This loss is required to facilitate the footprint of the illustrative building plot F4 and the widening of the primary access into site off Thorley Lane. A construction clearance zone of 5m has been accounted for, as offset from the development footprints and shown on the TRRP.
G8	C	Loss of 2no. small, self-seeded Willow trees located along the northern perimeter to facilitate landscaping improvement works (including new tree and hedgerow planting).

Tree Pruning Works

- 3.4. No retained trees situated within the Detailed Element of the Proposed Development require pruning. However, potential remedial pruning works to trees newly exposed on the edge of the woodland (W13), may be required post tree removal. Potential pruning works here may involve lateral branch/ canopy reduction pruning targeted to specific trees (identified as part of a post-tree removal woodland survey for example), for the purposes of providing a more wind-firm edge and optimising the aesthetics of the new woodland perimeter formed.

Proposed New Tree Planting

- 3.5. New soft landscaping and tree planting opportunities are demonstrated on the landscape Illustrative Masterplan (included as Appendix 6), which has been submitted separately to this report as part of this Hybrid Planning Application. This masterplan covers both the Detailed and Outline Elements of the scheme and demonstrates how a large quantity of varied new tree planting can be incorporated surrounding all development plots within suitable landscaping areas.

- 3.6. A separate 'Trees Plan' (Ref: 3223-PLA-XX-XX-DR-L-2000, P07), covering solely the Detailed Element of the Proposed Development has been prepared which shows how 149no. individual trees consisting of 15no. mixed native and ornamental species, can be incorporated. Concerning the individual tree losses detailed in Table 4a and 4b above, this plan demonstrates how compliance to emerging policy EN3 and policy JP-G7 and the 2:1 tree replacement ratio is achievable (given the proposed removal of 33no. individual trees across both the Detailed and Outline Elements).
- 3.7. Whilst an adequate quantity of replacement individual tree planting can be achieved directly on site, compensating for the group and woodland loss is harder to quantify. It is believed that maximising the inclusion of new individual trees, hedge planting, shrubs and woodland scrub (and potentially other planting types), will enable lost canopy cover and arboricultural amenity benefits to be fully reinstated via a re-distribution and diversification of different planting types across the site. Rather than an equal quantum of trees being replanted comprising poor species and age-class variety, mixed new planting could instead bring tree population enhancements to repair the shelterbelt woodland (focussed on reinstating the thinnest segments for consistent screening merit and robustness), in combination with greening-up areas of the site that are currently sparse. This would be subject to detailed landscape plans being produced at Reserved Matters stage covering the Outline Element of the scheme, based upon an exact % loss of the woodland since this assessment represents a worse case scenario of expected woodland loss.
- 3.8. Given the majority of the shelterbelt woodland can be retained (~58%), and subject to new woodland edge and other site-wide planting opportunities demonstrated, improvements to the tree population are expected via increased species diversity, habitat connectivity, and canopy cover density internally within the Detailed and Outline Elements. Enhancements to the site's treescape are especially anticipated long-term as the new arrangement of mixed planting types mature and provide greater arboricultural and multifunctional benefits.

Works within Root Protection Areas

- 3.9. Owing to the limited presence of arboricultural features internally at the site, no works are required within the Root Protection Areas (RPAs) of trees within the Detailed Element of the scheme.
- 3.10. For the Outline Element, following the completion of the partial tree group (G9) and woodland (W13) removals, incursions within the RPAs of trees remaining on the fringes of these is expected to be minimal owing to the 5m construction offset which has been accounted for as part of this assessment. Limited impacts to retained RPAs are expected to be caused directly by the construction of development plots and features shown in outline.
- 3.11. The removal and / or widening of existing hard surfacing, namely in proximity to and within the RPAs of retained trees of G9, T10, T11, and W13, will require impact mitigation and precautionary methodologies to minimise root severance and disturbances to soil volumes which contain retained tree roots.
- 3.12. Further assessment work will be required to determine the extent of RPA encroachment caused by the development, using plans prepared in greater detail at subsequent planning stages.
- 3.13. Adoption of the recommended mitigative measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which can be provided by condition should consent be granted.

Construction Mitigation

- 3.14. Trees to be retained will remain unaffected by the proposed development subject to the adoption of tree protection and mitigative measures during the construction phases.
- 3.15. It is recommended that a full Arboricultural Method Statement (AMS) is prepared as part of the technical design stage as recommended by BS5837. Should consent be granted, this can be secured by discharging suitably worded arboricultural planning conditions.
- 3.16. The AMS will set out a practical methodology to the protection of retained trees based on detailed construction plans. The AMS will typically include the following key items:
- A schedule and specification of tree removal and pruning works;
 - Specifications for tree protection barriers and ground protection;
 - Procedures for any specialist construction techniques / any supervised excavations within RPAs;
 - Phasing of work;
 - Site monitoring (where required); and
 - A Tree Protection Plan.

Appendix 1: Planning Policy Relating to Trees

Table 7: National and Local Planning Policy Relating to Trees

Policy Document	Policy References	Policy Wording / Description
National Planning Policy Framework (NPPF)	Section 12, paragraph 136	"Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users"
	Section 15, paragraph 187	"Planning policies and decisions should contribute to and enhance the natural and local environment by: (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;".
	Section 15, paragraph 188	"Plans should: take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."
	Section 15, paragraph 193	"When determining planning applications, local planning authorities should apply the following principles: (c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;"
PfE Joint Development plan Document for GMCA 2022 to 2039 (Adopted 21 st March 2024).	Policy JP-G7: Trees and Woodland	"We will work to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them. This will be done through local planning and associated activities such as: 1. Protecting and expanding the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded cloughs and pockets of ancient and riverside (riparian) woodland;



		2. Encouraging habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees; 3. Aiming to plant a tree for every resident in the plan area over the next 25 years as part of the City of Trees initiative; 4. Targeting tree-planting at the areas of greatest need where the green infrastructure benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation; 5. Establishing a new City Forest Park in Salford, Bolton and Bury, which will provide a vast urban forest close to the City Centre; 6. Considerably increasing the provision of street trees within urban areas; 7. Promoting the provision of community orchards to increase fruit consumption; 8. Promoting the opportunity for woodland conservation to raise awareness for the sustainable use of timber; 9. Securing a diversification of broadleaved species, in order to increase biodiversity and disease resilience; 10. Improving public access to woodland and trees particularly by sustainable travel models to capture the health and wellbeing benefits whilst managing the associated pressures; 11. Encouraging the positive management of woodland to bring it into a more productive state, improve habitat diversity, and more effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration; And through development as follows: 12. Where development would result in the loss of existing trees, requiring replacement on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision; and 13. Protecting trees and woodland during the construction phase of development.”
Draft Manchester Local Plan (Sept 2025)	Policy EN3- Trees and Woodlands	“Provision of trees Trees are an essential element in Manchester’s urban landscape. The provision of additional, and/or the improved management of existing trees, will be expected as part of the landscape treatment of all new development. Innovative approaches to incorporating trees that contribute to creating a strong sense of place will be welcomed. Trees provided as part of the landscape treatment will be expected to: - Be designed into the scheme from the beginning; - Be appropriate to the scheme in terms of their size, species and placement; - Contribute to a strong sense of place; - Take opportunities to create tree lined streets and pedestrian routes, subject to practical considerations, e.g. visibility and driveway access, sufficient pavement width; - Assist in reducing or mitigating run-off and flood risk on the development site; - and Increase canopy cover and assist in providing shade and shelter.



		Proposals will be expected to set out the reasoning behind species selection and appropriate measures to secure the long-term maintenance of newly planted trees. Protection and replacement of trees New development should retain and integrate existing trees or fully justify why the removal of trees is required. A British Standard compliant tree survey (BS5837:2012 or later) should be submitted with the planning application. Development resulting in the loss of ancient woodland or ancient or veteran trees will not be permitted. The removal of a tree within a Conservation Area or subject to a Tree Preservation Order would need full justification and will not normally be permitted. Existing street trees should normally be retained and proposals which include new street trees must demonstrate that the locations identified can accommodate the necessary size of tree pits. Where tree loss or damage is proposed to allow for appropriate development, all existing trees above 7cm in diameter at 1.5m height shall be assessed by using an agreed valuation tool, e.g. the CAVAT Full Method, and the assessment submitted with the planning application. The value of the trees lost will form the starting point for discussions on replacement trees. As a minimum, two trees or equivalent canopy cover at maturity, or a commensurate financial contribution, will be required for every tree lost. Within the following wards, which have a lower tree canopy cover in comparison with the average across the City, a minimum of three trees or equivalent canopy cover at maturity, or commensurate financial contribution, will be required for every tree lost. - Ancoats & Beswick - Ardwick - Cheetham - Deansgate - Hulme - Moss Side - Piccadilly All new or replacement trees must be containerised standard trees sourced from a UK nursery with a robust biosecurity policy and be a minimum tree size of Extra Heavy Standard (EHS) 14-16cm girth. The tree planting specifications shall be as set out in Section 19 Appendix B: Tree Planting Guidance. New and replacement trees that are not subject to Biodiversity Net Gain thirty-year maintenance requirements, will be subject to a three-year maintenance condition to ensure that they are established and likely to reach maturity and will contribute to an increased canopy cover and climate resilience across the City. Each tree will also be subject to a ten-year replanting condition so that in the event of a tree failing within the first ten years it will need to be replanted with a further three-year maintenance period imposed.
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		Replacement trees should be located on site in the first instance. Where off-site planting is required, this shall always be as close as possible to the development site, subject to practical considerations e.g. underground services. Where the development site is within one of the wards listed above, any off-site tree planting location should be as close to the site as possible. Where that is not possible, off-site planting should be in the same ward or, as a last measure, within one of the wards listed. Off-site replacement trees will be secured through an appropriate legal agreement.
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Appendix 2: BS 5837:2012 Cascade Chart for Tree Quality Assessment

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
Category U 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	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			DARK RED
	Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.			
	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. (NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve)			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria – Subcategories			Identification on Plan
	1. Mainly Arboricultural Values	2. Mainly Landscape Values	3. Mainly Cultural Values, including Conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; 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)	LIGHT GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remedial defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural benefits.	MID BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or temporary/transient landscape benefit.	Trees with no material conservation or other cultural value.	GREY



Appendix 3: Tree Survey Schedule (17677/TSS01)



Date Surveyed: 6th January 2026

Suggested Re-Survey: Jan 2028

Tree Number	Common Species Name	Height (m)	Stem Diameter (mm)	Stem Count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
G1	Acer platanoides (Norway Maple), Betula pendula (Silver Birch)	5m	75	G1	1.00	1.00	1.00	1.00	1.50	Young	Fair	Fair	C2/ U	Declining in health and condition. Low quality and value. Newly planted trees alongside pathway with some dead and some declining in condition due to poor establishment. Exposed setting to the north. Some subject to vandalism and or browsing resulting in stem bark loss and damages. Poor amenity values due to reduced health and small stature. Potential for improvements long term subject to continued growth and management and replacements.	.9	2.6
G2	Shrubs/ Vegetation	2m	<50	G2	0.50	0.50	0.50	0.50	0.00	Young	Good	Good	n/a	Low quality and value. Self-seeded group of stems. Exempt from categorisation due to stem size. Located on embankment to highways with retaining wall defining extent of coverage to east. Provide some green coverage at the site adjacent to the highways infrastructure but of little, limited amenity arb value.	.5	0.7
G3	Salix caprea (Goat Willow)	4m	100	G3	2.00	2.00	2.00	2.00	0.50	Young	Good	Good	C2	Low quality and value. Small with limited current landscape value. Kerb close to stem base. Self-seeded group of stems. Scrubby amongst brambles alongside path. Of limited amenity value to small size and location.	1.2	4.5
T4	Acer platanoides (Norway Maple)	4m	60	T4	1.30	1.30	1.30	1.30	1.70	Young	Fair	Fair	C2	Low quality and value. Major bark wounding on stem. Newly planted. Minor stem wounds and crown dieback. Exposed on roadside, likely subject to contamination in RPA.	.7	1.6
G5	Prunus avium (Wild Cherry)	4m	45	G5	1.00	1.00	1.00	1.00	1.00	Young	Good	Good	C2	Low quality and value. Some trees in group plotted by eye on plan- stem locations estimated. Newly planted. Exposed on roadside, likely subject to contamination in RPA.	.5	0.9
G6	Prunus avium (Wild Cherry)	4m	45	G6	1.00	1.00	1.00	1.00	1.00	Young	Good	Good	C2	Low quality and value. Plotted by eye on plan. Location estimated. Newly planted. Exposed on roadside, likely subject to contamination in RPA.	.5	0.9
G7	Fagus sylvatica 'Dawyc' (Beech)	6m	70	G7	1.00	1.00	1.00	1.00	1.50	Young	Good	Good	C2	Fair quality with some landscape value. Moderate quality, but of reduced value due to small size. Roadside tree: of value in the streetscene. Kerb close to stem base. Newly planted in highway central strip, likely subject to contamination in RPA. Fastigate morphology.	.8	2.2
G8	Salix caprea (Goat Willow)	3m	70	G8	1.50	1.50	1.50	1.50	0.50	Young	Good	Good	C2	Low quality and value. Small with limited current landscape value. Self-seeded group of stems. Stem locations estimated as not captured on topographical survey. Scrubby nature but suited for location.	.8	2.2

Date Surveyed: 6th January 2026

Suggested Re-Survey: Jan 2028

Tree Number	Common Species Name	Height (m)	Stem Diameter (mm)	Stem Count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
G9	Prunus avium (Wild Cherry), Salix caprea (Goat Willow), shrubs/vegetation, Betula pendula (Silver Birch), Cornus sanguinea (Dogwood), Corylus avellana (Hazel), Salix fragilis (Crack Willow)	15m	500	G9	4.00	4.00	4.00	4.00	0.00	Early Mature	Good	Good	B12	Good quality with high landscape value. Provides good screen along northern perimeter of the Jet Parks 1 car park. Some individuals will be self-seeded. Dense group with mixed species max. 500mm DBH and height of 15m inputs but average will be lower due to well established understory consisting of young trees of the same species. Trees overhang road to north and west over entrance (4-5m canopy clearance) and car park internally (3-5m canopy height clearance).	6.0	113.1
T10	Salix fragilis (Crack Willow)	14m	460	T10	2.50	5.50	6.50	3.00	6.00	Early Mature	Good	Fair	B2	Moderate quality and value. Woodland edge tree that overhangs the site. Kerb close to stem base. Scattered deadwood. Crown distorted due to group pressure, biased to the south due to phototropism. RPA influenced by surfacing to south, true extent of rooting network likely to the north within group. Few snapped branches (<50mm) in line with species habits.	5.5	95.7
T11	Salix fragilis (Crack Willow)	14m	420	T11	2.00	3.50	6.00	5.50	6.00	Early Mature	Good	Fair	B2	Moderate quality and value. Woodland edge tree that overhangs the site. Kerb close to stem base. Scattered deadwood. Crown distorted due to group pressure, biased to the south due to phototropism. RPA influenced by surfacing to south, true extent of rooting network likely to the north within group. Few snapped branches (<50mm) in line with species habits.	5.0	79.8
G12	Salix caprea (Goat Willow), Betula pendula (Silver Birch)	4m	40	G12	0.50	0.50	0.50	0.50	1.00	Young	Fair	Good	n/a	Low quality and value. Tree located within hard surface area. Self-seeded group of stems, scrubby and behind fence, not accessible.	.5	0.7

Date Surveyed: 6th January 2026

Suggested Re-Survey: Jan 2028

Tree Number	Common Species Name	Height (m)	Stem Diameter (mm)	Stem Count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
W13	Prunus avium (Wild Cherry), Salix caprea (Goat Willow), Salix fragilis (Crack Willow), shrubs/vegetation, Quercus robur (Common Oak), Cornus sanguinea (Dogwood), Pinus sylvestris (Scots Pine), Fraxinus excelsior (Ash), Corylus avellana (Hazel), Crataegus monogyna (Hawthorn), Acer pseudoplatanus (Sycamore)	16m	450	W13	5.00	5.00	5.00	5.00	2.00	Mature	Good	Good	A2	No obvious significant defects. Good quality with high landscape value. Ivy on some stems and in their canopies. Scattered deadwood amongst most trees of semi maturity or older. Dense woodland generally with primarily deciduous broadleaf specimens with understory regeneration and variation naturally occurring. Canopies overhanging car parking internally at various points but no obvious defects or over-extended limbs which may present immediate risk concerns (noting at a glance as this survey did not constitute a tree risk assessment). Standard morphological and physiological defects and features including multi stemmed trees, bark wounding, deadwood, dieback, competition, unbalanced canopies and dead trees under degradation. Collectively woodland offers high amenity and arboricultural merits but trees if considered in smaller isolation circumstances would likely be Category C and Category B status, except for Category A trees plotted individually to the east of the woodland.	5.4	91.6
G14	Pinus sylvestris (Scots Pine)	15m	280	G14	2.00	2.50	2.00	2.50	6.00	Early Mature	Good	Good	B2	Moderate quality and value. Woodland edge trees that overhang the site. Part of linear group as a species feature cluster. Crown distorted due to group pressure. No significant defects. Trees as individuals also considered Category B with moderate amenity values.	3.4	35.5
G15	Quercus robur (Common Oak)	13m	700	G15	8.00	8.00	8.00	8.00	2.00	Mature	Good	Good	A2	Good quality with high landscape value. Scattered deadwood throughout canopies. Broken branches in crown up to 100mm diameter. Cohesive canopies primarily due to dense woodland setting with pond embankment adjacent to the west of the stems.	8.4	221.7
T16	Quercus robur (Common Oak)	13m	720	T16	7.50	9.00	8.00	7.50	4.00	Mature	Good	Good	A2	No obvious significant defects. Good quality with high landscape value. Scattered deadwood. Epicormic shoots throughout crown. Broken branches in crown and minor snags remaining as natural potential habitat features. Good quality and outside a woodland edge setting this tree remains Category A with high amenity merits.	8.6	234.6
T17	Betula pendula (Silver Birch)	19m	400	T17	3.00	4.00	3.50	2.50	7.00	Mature	Good	Good	B12	No obvious significant defects. Moderate quality and value. Woodland edge tree that overhangs the site. Stem location plotted by eye due to no accurate topographical stem marker.	4.8	72.4
T18	Betula pendula (Silver Birch)	17m	320	T18	2.50	2.00	2.50	2.50	6.00	Mature	Good	Good	B12	No obvious significant defects. Moderate quality and value. Woodland edge tree that overhangs the site. Stem location plotted by eye due to no accurate topographical stem marker.	3.8	46.3

Date Surveyed: 6th January 2026

Suggested Re-Survey: Jan 2028

Tree Number	Common Species Name	Height (m)	Stem Diameter (mm)	Stem Count	Crown Spread (m)				Height of Crown Clearance (m)	Age Class	Physiological Condition	Structural Condition	BS5837 Category	Comments/Preliminary Management Recommendations	RPA Radius (m)	Root Protection Area (m2)
					N	E	S	W								
T19	Quercus robur (Common Oak)	9m	550	T19	6.00	6.00	6.00	6.00	3.00	Early Mature	Fair	Good	B2	Moderate quality and value. Inaccessible due to location further into woodland group behind dense regeneration and vegetation. Ivy on stem. Suppressed physiological condition likely due to ivy choking canopy and competition and phototropism strain. Condition reduced but remains in Category B status despite small stature at average woodland height, in recognition of age likely higher than the average of the other pioneer species in the woodland.	6.6	136.9
G20	Pinus sylvestris (Scots Pine)	16m	350	G20	4.50	4.50	4.50	4.50	5.00	Early Mature	Good	Good	B2	Moderate quality and value. Woodland edge tree that overhangs the site. Self-seeded group of stems. Ivy on stem. Crowns distorted due to group pressure, located very close together at their base forging cohesive canopy area.	4.2	55.4
G21	Acer pseudoplatanus (Sycamore)	13m	380	G21	5.00	3.50	4.00	3.50	4.50	Early Mature	Fair	Fair	B12	Fair quality collectively with some landscape values and merits in the street scene. Moderate quality and value individually on average with typical defects including ivy coverage, deadwood, varying basal stem taper due to location on embankment and some decline in crown. Provides some screen in combination with wider woodland strip to the south. These trees represent the northern facade of the woodland to overhang the pathway and road. Unbalanced crown shape. Crown distorted due to group pressure.	4.6	65.3

Appendix 4: Report Limitations

Limitations

- A4.1. The comments made are based on observable factors present at the time of inspection. Although the health and stability of trees in their current context is an integral part of their suitability for retention, it must be understood that this report is not a tree risk assessment and should not be construed as such. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- A4.2. No tree can be considered entirely safe, given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site. An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report.

Un-assessable Risks

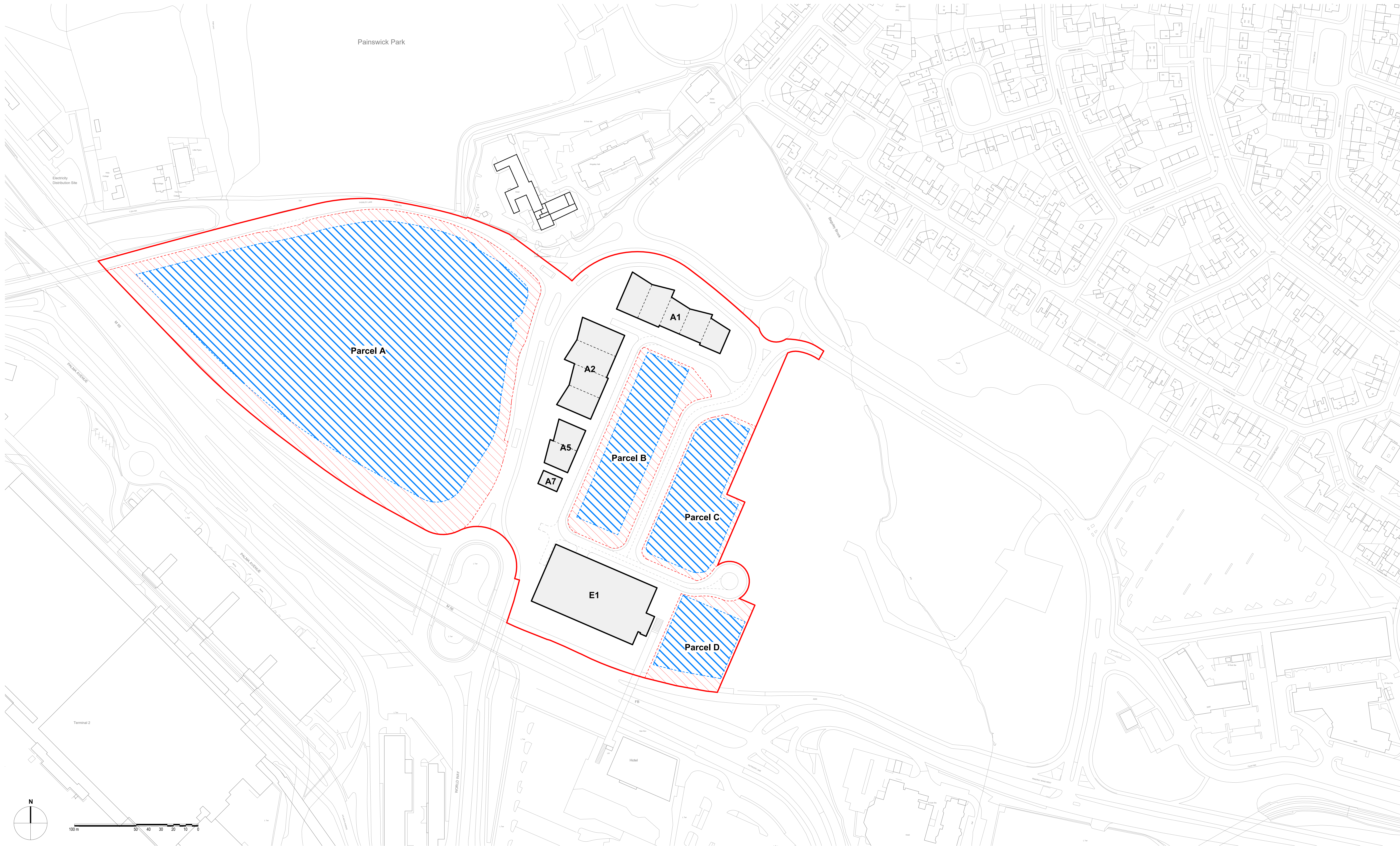
- A4.3. Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A4.4. The Wildlife and Countryside Act (WCA) 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside this document.

A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.



Appendix 5: Development Plot Parameter Plan





Development Plot Parameter Plan
1 : 1000

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DO NOT SCALE FROM THIS DRAWING
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FOR ELECTRONIC DATA ISSUE
Electronic Data drawings are issued as "read only" and should not be interpreted for measurement. All dimensions and levels should read, only from those values stated in text on the drawing.

- NOTES
- Planning Application Boundary
 - Outline Development Parcels (all matters reserved, save for primary access)
 - Maximum Developable Area for Outline Parcels
 - Proposed Building Footprints for Detailed Approval

REVISIONS	DATE	AMENDMENT
REV. P01	05/02/26	Planning Boundaries
P02	05/02/26	Planning Boundary Updated
P03	12/03/26	For Planning

KEYPLAN

CLIENT
Airport City Limited Partnership

PROJECT
MIX Manchester

SCALE@AD	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 1000	12/03/26	JD	CP	PC

DESCRIPTION
Development Plot Parameter Plan

STAGE
Stage 3

SR NO.
7092

S2 Planning
DRAWING NO.
7092-SRA-ZZ-ZZ-DR-A-02040

REV.
P03

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Appendix 6: Landscape Illustrative Masterplan





NOTE

General Arrangement Plan to be read in conjunction with drawings:
3223-PLA-XX-XX-DR-L-0001 - General Arrangement Plan
3223-PLA-XX-XX-DR-L-0003 - Interim Landscaping Plan
2332-PLA-XX-XX-DR-L-0005 - Phasing Strategy
3223-PLA-XX-XX-DR-L-1000- Hardworks General Arrangement Plan
3223-PLA-XX-XX-DR-L-1001- Edging General Arrangement Plan
3223-PLA-XX-XX-DR-L-2000- Trees General Arrangement Plan
3223-PLA-XX-XX-DR-L-2001- Planting General Arrangement Plan
3223-PLA-XX-XX-DR-L-2002- Tree Constraints Plan
3223-PLA-XX-XX-DR-L-4000 - Furniture General Arrangement Plan
3223-PLA-XX-XX-DR-L-4001 - Boundaries Plan

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- NOTES:
1. Do not scale from this drawing; always work to noted dimensions.
 2. All setting out, levels and dimensions to be agreed on site.
 3. All dimensions are in millimetres unless otherwise stated.
 4. The dimensions of all materials must be checked on site before being laid out.
 5. This drawing must be read with the relevant specification clauses and detail drawings.
 6. Order of construction and setting out to be agreed on site.

BOUNDARY KEY	
	Planning Application Boundary
	Outline Development Parcels

P07	19/03/2026	Planning Issue	SY	RM
P06	03/03/26	Minor amends to layout	SY	RM
P05	13/02/26	Initial Issue	SY	RM

Revision	Date	Description	Drawn	Apprvd.
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Client Manchester Airport Group

Project Manchester Airport City North
Phase 1

Drg Title Illustrative Masterplan

Created on 10/11/25
Created by AS / SY
Approved by RM

Scale 1:1000
Size A1
Workstage RIBA 3

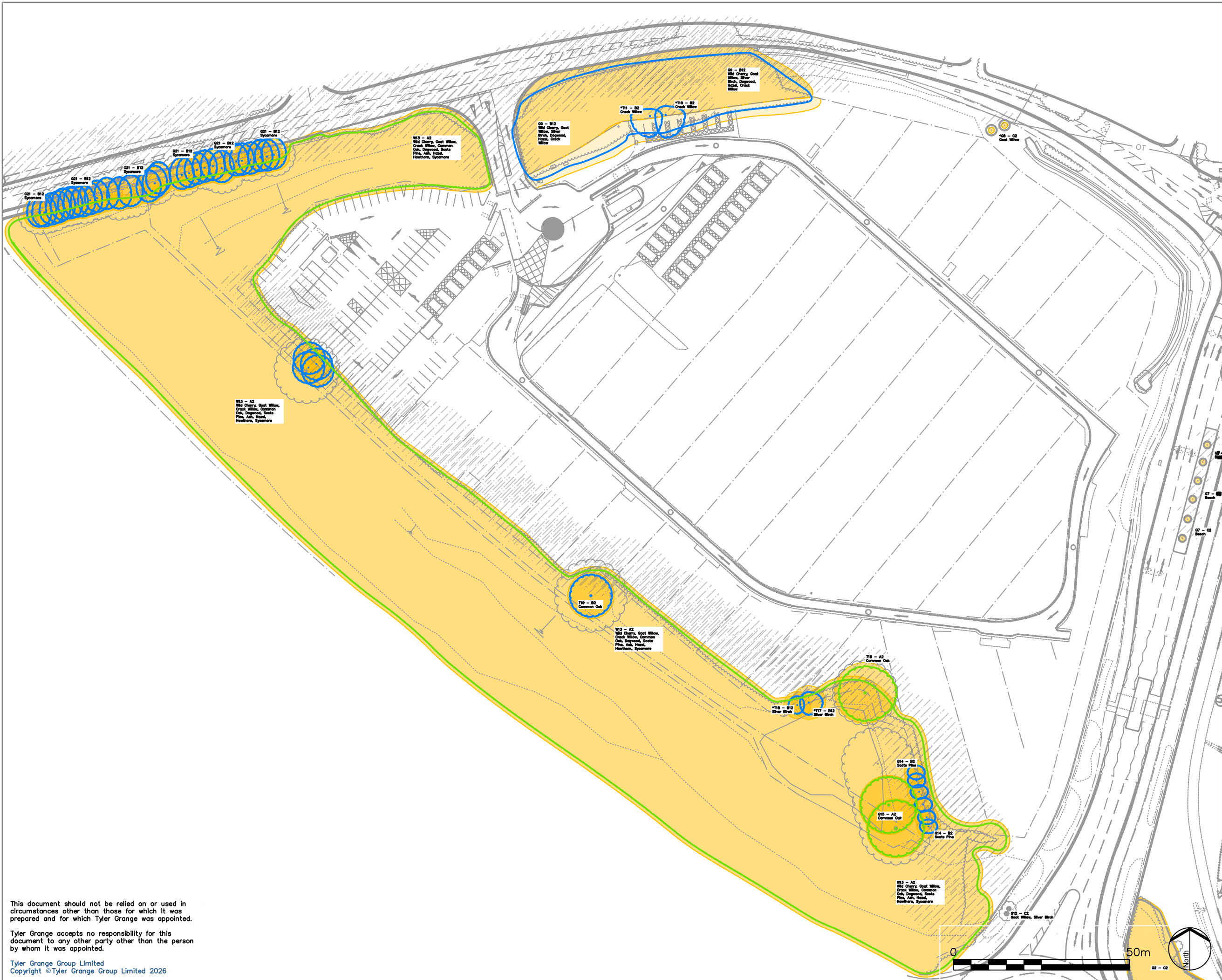
Drg No. 3223-PLA-XX-XX-DR-L-0002
Suitability S3
Revision P07
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Plans:

Plan 1: Tree Constraints Plan (TCP), (17677/P01a)

Plan 2: Tree Retention and Removal Plan (TRRP), (17677/P02)







Category A – Trees of High Quality and Value



Category B – Trees of Moderate Quality and Value



Category C – Trees of Low Quality and Value



Category U – Trees in Poor Condition



Root Protection Areas



Tree Shading Constraints

*Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement.

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Rev

W13 Updated Canopy Description

21.01.2026

Date



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Project title
MAG— Drop Off

Drawing title
Tree Constraints Plan – Sheet 1 of 2

Scale
Date

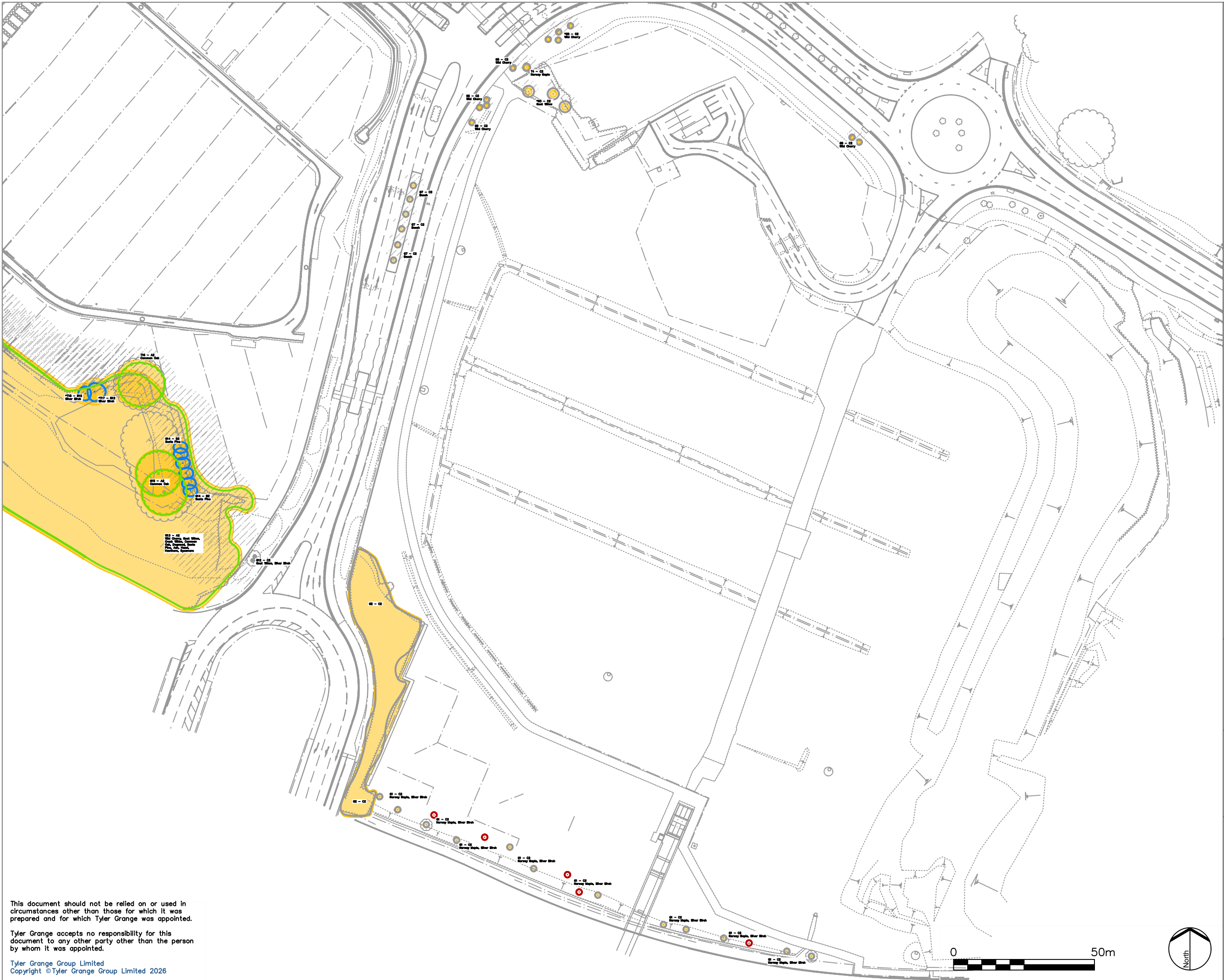
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A3 21.01.2026

Drawn
Checked

BV
TC

Drawing number
17677_P01

Revision
A



Category A – Trees of High Quality and Value

Category B – Trees of Moderate Quality and Value

Category C – Trees of Low Quality and Value

Category U – Trees in Poor Condition

Root Protection Areas

Tree Shading Constraints

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W13 Updated Canopy

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Tree Constraints Plan – Sheet 2 of 2

Scale

1:1250

Date

A3 21.01.2026

Drawn

BV

Checked

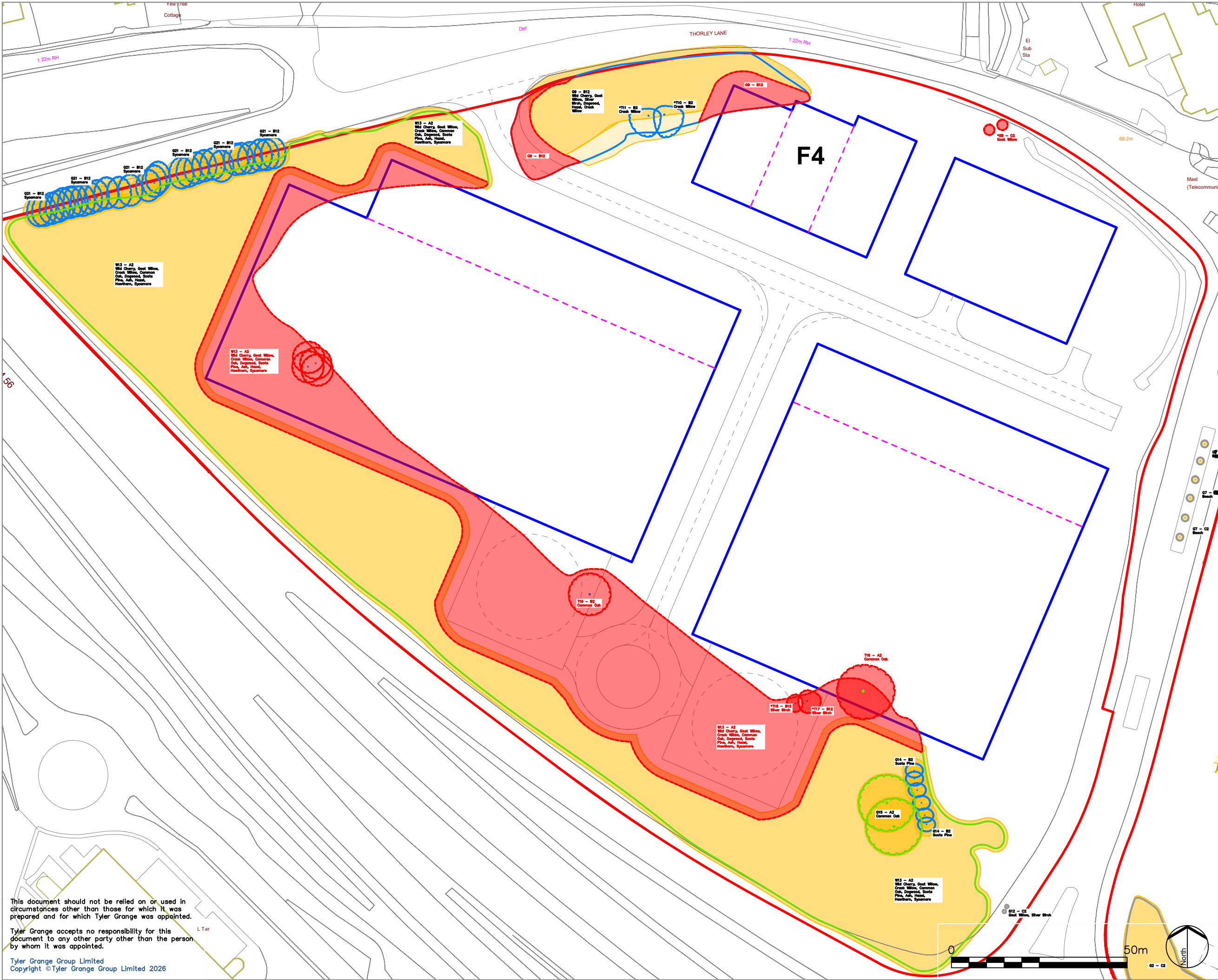
TC

Drawing number

17677_P01

Revision

A



Application Boundary

Category A – Trees of High Quality and Value

Category B – Trees of Moderate Quality and Value

Category C – Trees of Low Quality and Value

Category U – Trees in Poor Condition

Root Protection Areas

Tree Removals to Facilitate the Proposed Development (Outline & Full Components)

Proposed Development Inside Root Protection Areas

*Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement.

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Project title

MIX Manchester

Drawing title

Tree Retention & Removal Plan – Sheet 1 of 2

Scale

1:1000

Date

A3 23.02.2026

Drawn

BV

Checked

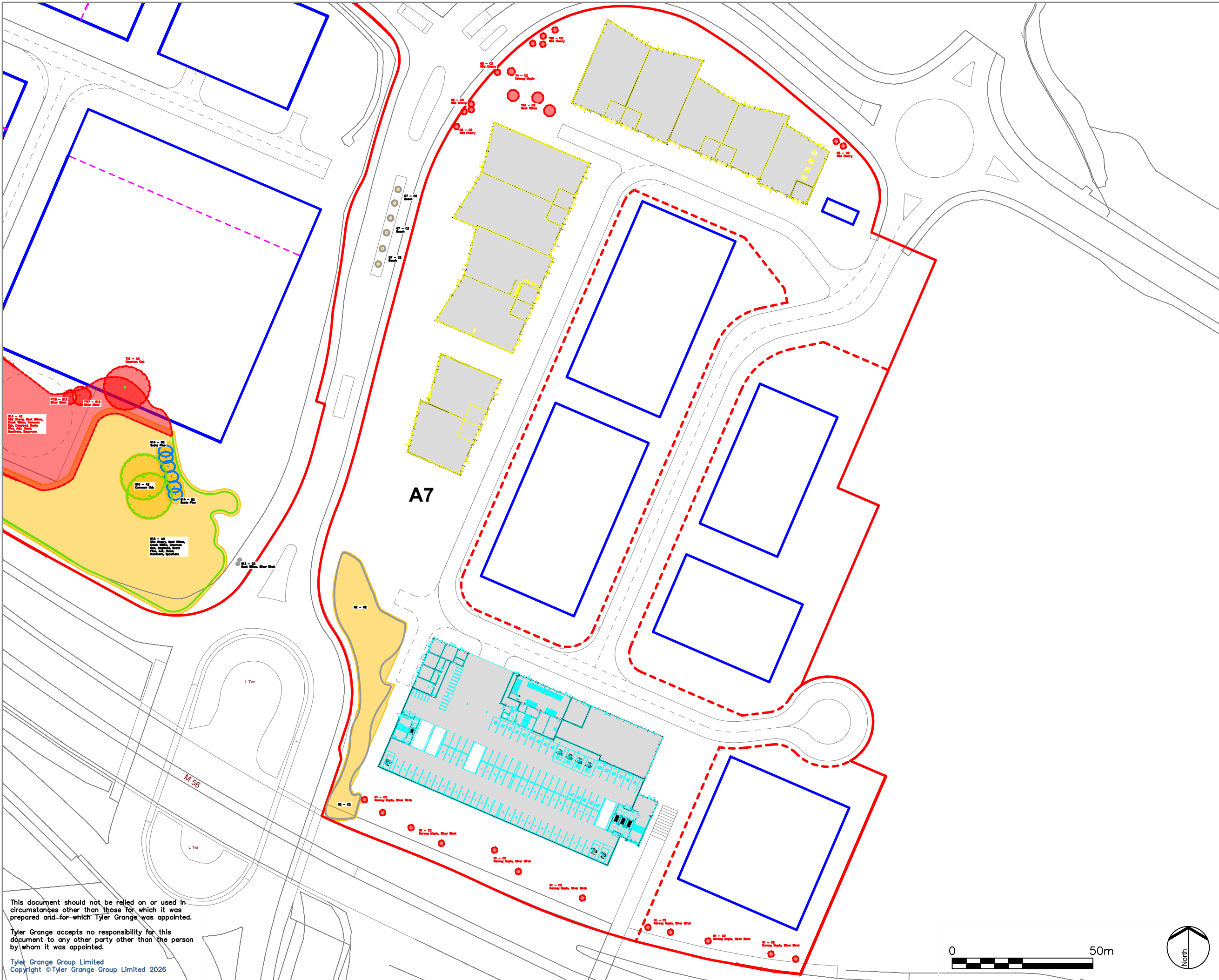
TC

Drawing number

17677_P02

Revision

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Application Boundary

Category A – Trees of High Quality and Value

Category B – Trees of Moderate Quality and Value

Category C – Trees of Low Quality and Value

Category U – Trees in Poor Condition

Root Protection Areas

Tree Removals to Facilitate the Proposed Development (Outline & Full Components)

Proposed Development Inside Root Protection Areas

*Denotes trees and groups not identified on topographical survey. Locations approximated using professional judgement.

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Project title MIX Manchester		
Drawing title Tree Retention & Removal Plan – Sheet 2 of 2		
Scale	1:1250	Drawn BV
Date	A3 23.02.2026	Checked TC
Drawing number	17677_P02	Revision –



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